(16)

# CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604



MARTY VAN DUYN
PLANNING DIRECTOR

May 11, 1983



City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of Environmental Coordinator's decision to prepare a Negative Declaration on Pocket Five Business Center (P83-096)

LOCATION: North side of Meadowview Road approximately 250 feet west of Freeport Boulevard

SUMMARY

The proposed Pocket Five Business Center project requires amending the General Plan, amending the Community Plan, PUD designation, and rezoning the subject site from residential to office building. The Environmental Coordinator prepared an Initial Study and determined that the proposed project would not have significant adverse environmental impacts concluding the filing of a Negative Declaration. Prior to the City Planning Commission action on the proposed project, an appeal of the Negative Declaration was filed because the appellant believes that (1) the surrounding area is low density residential, (2) increase in automobile traffic, (3) fumes from automobiles will be very obnoxious to human health, and (4) increase in noise.

Staff recommends the appeal be denied and the project returned to the Planning Commission for action.

BACKGROUND INFORMATION

On March 25, 1983 an application was submitted to construct a two story, 45,000 square foot office building on 2.4 vacant acres. The request required: amending the General Plan from residential to commercial/office land uses; amending the Pocket Community Plan from low density residential to business/professional office land uses; PUD designation; and rezoning from single family (R-1) to OB(PUD).

The Planning Department prepared an Initial Study, as required by CEQA, to identify and evaluate the project's potential impacts on the environment. The Initial Study stated that the proposed project would not create any significant adverse environmental impacts on the land, air, water, plants, animals, substantial change in land uses (the site is designated for urbanization), as well as substantially increasing traffic. On April 18, 1983 the Environmental Coordinator filed a Negative Declaration (a statement finding that there will not be a significant environmental effect) on the proposed project with the City Clerk. An appeal was filed on April 27, 1983 opposing the Environmental Coordinator's Negative Declaration determination. The appellant's grounds for the appeal are: surrounding land uses are low density residential, plenty of office space approximately one mile away, increase in traffic, fumes from automobiles will be very obnoxious to human health, and increase in vehicular noise.

Appeal and Staff Responses. The following discussion is provided in response to the appeal:

1. Appeal: Surrounding land uses are low density residential.

   Response: The subject site is currently designated and zoned for residential development in which 13 dwelling units could be developed. Although two sides of the subject site are adjacent to existing residential land uses, another side is near a future light rail line and the other fronting Meadowview Road. The proposed land use was not considered to be a significant alteration because the subject site is designated for urbanization in the City's General and Community Plans.

2. Appeal: There is plenty of office space approximately one mile away.

   Reesponse: The supply and demand for office space is an economic issue not requiring environmental assessment pursuant to State CEQA Guidelines and a 1978 Council policy.

3. Appeal: Increase in traffic.

   Response: A 1982 traffic count for Meadowview Road near this location had 12,918 vehicles per day (VPD) which is much lower than the capacity (20,000 VPD). Approximately 5% of the traffic is trucks. The residential use of the site could generate approximately 130 VPD while the proposed office building would generate 675 VPD. The additional 545 VPD would not be a significant increase (4%) to the existing Meadowview Road traffic.

4. Appeal: Fumes from automobiles will be very oboxious to human health.

   Response: Regional air resources would not be significantly affected by the proposed project because the project would not generate a significant amount of additional vehicular traffic. On the localized level, carbon monoxide (CO) is the primary pollutant of concern because in significant concentrations in localized areas it can adversely affect humans. The maximum one hour CO exposure is 35 ppm by the Federal and 20 ppm by California standards. The maximum peak 8 hour average CO exposure is 9 ppm by Federal and California criteria. Mercy General Hospital proposes a 717 car parking structure which

meets the one hour Federal and California standards but exceeds the 8 hour average (12.2 ppm). However the vehicular emissions from the parking structure can meet the 8 hour standard if the structure prohibits short-term parking (8.8 ppm). Consequently, the proposed 179 open parking lot will slightly increase localized vehicular emission but not significantly.

5. Appeal: Increase in vehicular noise.

Response: The major existing noise source is from vehicular traffic on Meadowview Road (12,918 VPD). The City's residential exterior noise standard is Ldn 60 dBA. A 1978 noise monitoring study for Campus Commons along Howe Avenue (41,338 VPD) found the noise levels 50 feet from the roadway ranged between 60 and 62 dBA (University Park Negative Declaration, 1978). The addition of 545 vehicles to 12,918 VPD was not considered to be significant noise impact. The City's noise standards specify stationary mechanical and freeway levels; however, there are no standards for non-freeway roadways. The project will slightly increase vehicular noise but to less than a significant level. Stationary noise generators must comply with the City's Noise Ordinance and, therefore, should not be a significant impact.

The proposed project will have temporary or short-term construction impacts such as construction dust and equipment emissions, noise and truck traffic; however, these are not considered to be significant adverse environmental impacts. The project will have some minor incremental cumulative impacts such as a 4% increase in traffic on Meadowview Road, slight increase in vehicular emission and noise; however, these do not exceed roadway capacity or health standards and therefore are not considered significant adverse environmental impacts.

Attached to this report for the Council's information are: Pocket Community Plan (Exhibit A), Vicinity Map (Exhibit B), Proposed Site Plan (Exhibit C), the Appeal (Exhibit D), and the Negative Declaration (Exhibit E). Approximately 35 letters requesting an EIR are on file with the Planning Department.

RECOMMENDATION

The staff recommends the City Council deny the appeal, adopt the attached Findings of Fact, and return the project to the Planning Commission for consideration on June 9, 1983.

Respectfully submitted,

Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

Walter J. Slipe, City Manager

MVD:CC:cp/wp7p
Attachments
P83-096

May 19, 1983
District No. 8

| | |
|---|---|
| In the matter of an appeal by Frank and Betty Stultz of the Environmental Coordinator's decision to file a Negative Declaration on General and Community Plan amendments, PUD designation and rezoning for property located on the north side of Meadowview Road, about 250 feet west of Freeport Blvd. (P83-096) | NOTICE OF DECISION<br><br>AND<br><br>FINDINGS OF FACT |

The City Council, having held a public hearing on May 19, 1983, and having reviewed and considered the oral and written evidence presented and received at said hearing, the Initial Study, and the report from the Planning Department, hereby denies the appeal, affirms and approves the Negative Declaration, and finds as follows:

1. The Initial Study is adequate and complete and in compliance with provisions of the California Environmental Quality Act, the State CEQA Guidelines, and Sacramento City Environmental procedures.

2. The Initial Study did not identify any significant adverse environmental affects on the land use, street system, noise, or air quality.

3. The proposed project is consistent with the overall infill and urbanization policies, goals, and objectives of the 1974 General Plan, 1976 Pocket Community Plan, and the Comprehensive Zoning Ordinance of the City of Sacramento.

MAYOR

ATTEST:

APPROVED
BY THE CITY COUNCIL

MAY 19 1983

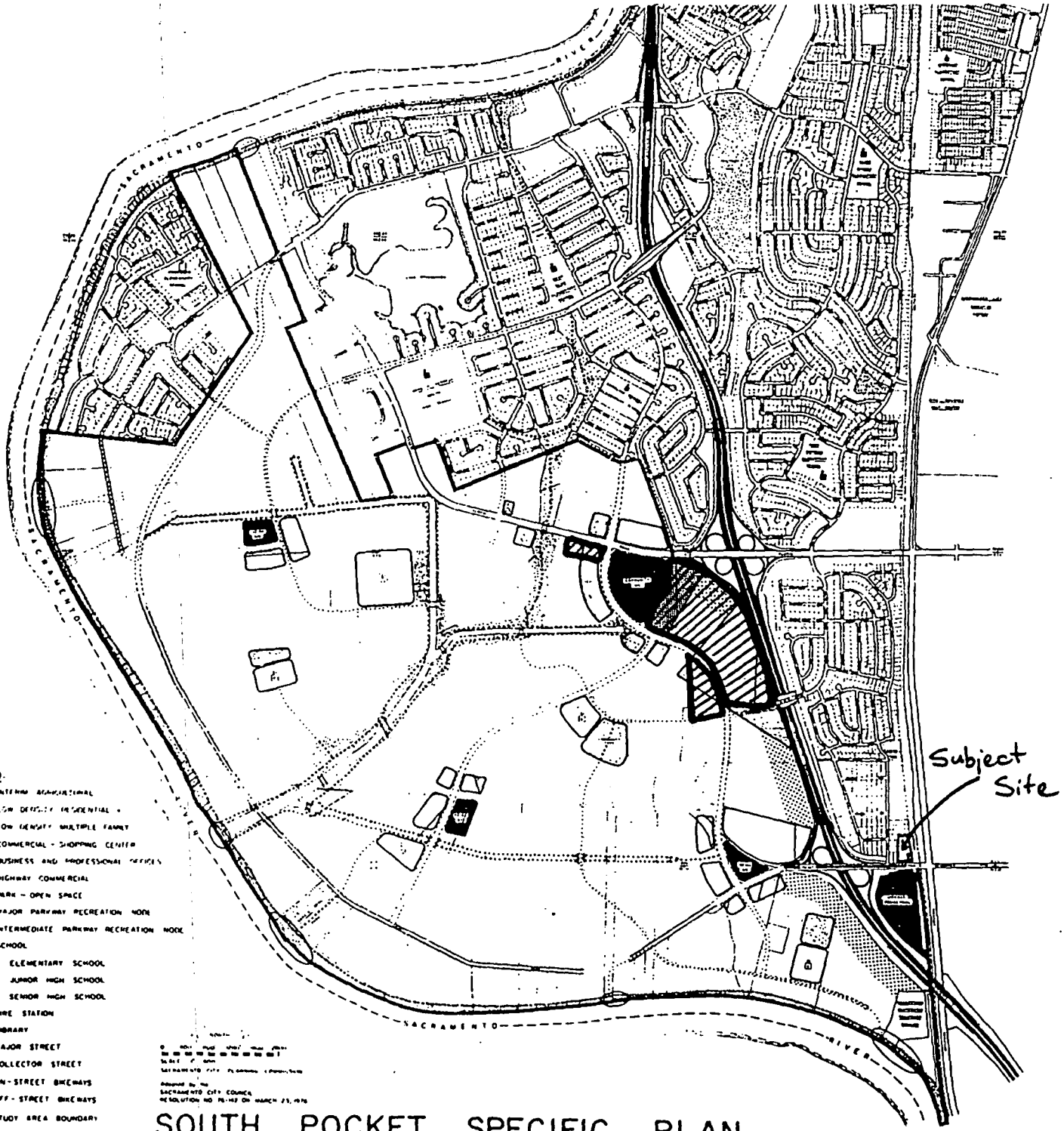
OFFICE OF THE
CITY CLERK

CITY CLERK

P83-096
7p

EXHIBIT A 16

# LOCATION MAP



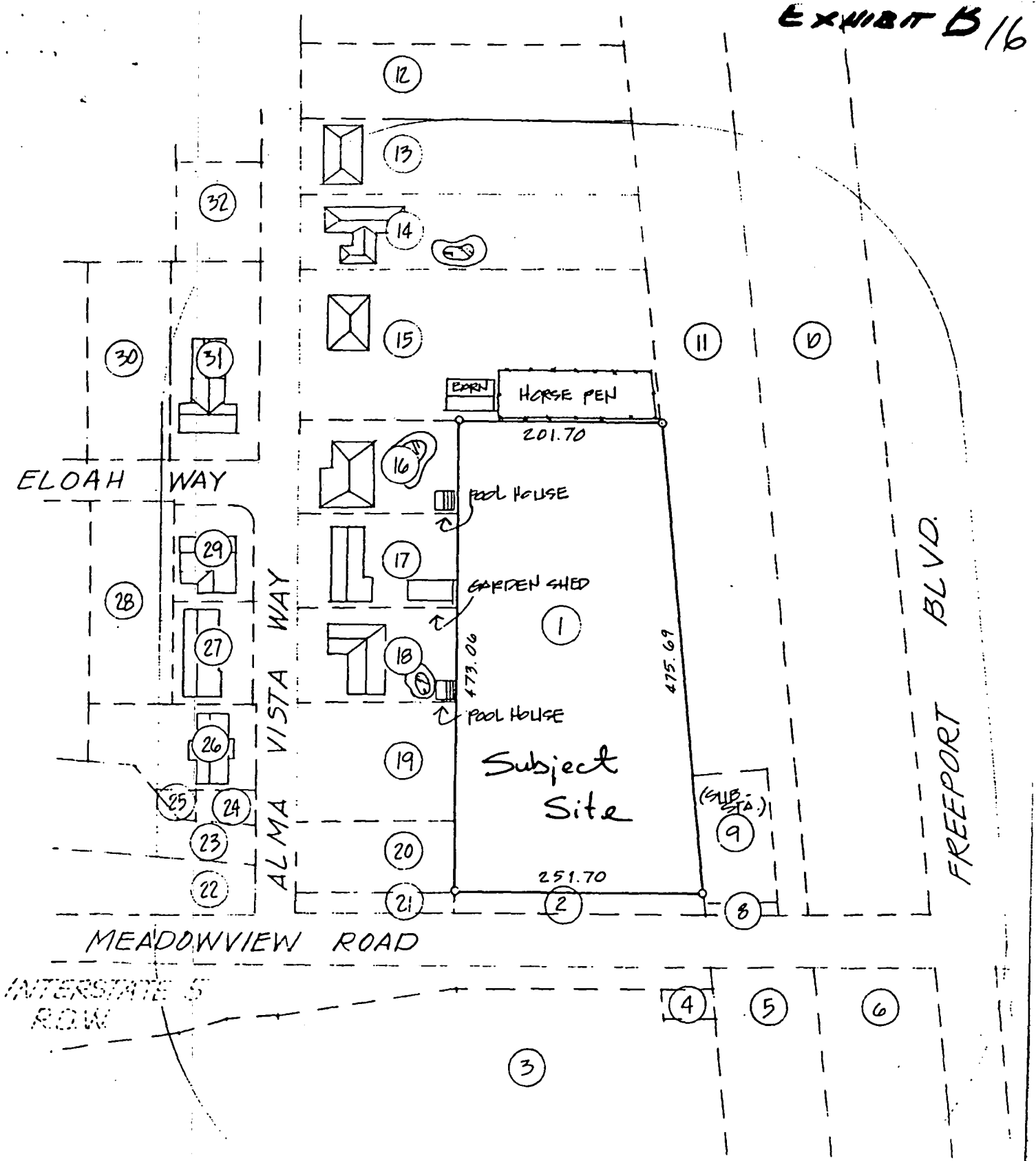

SOUTH POCKET SPECIFIC PLAN

4-28-83

No.

P83-096

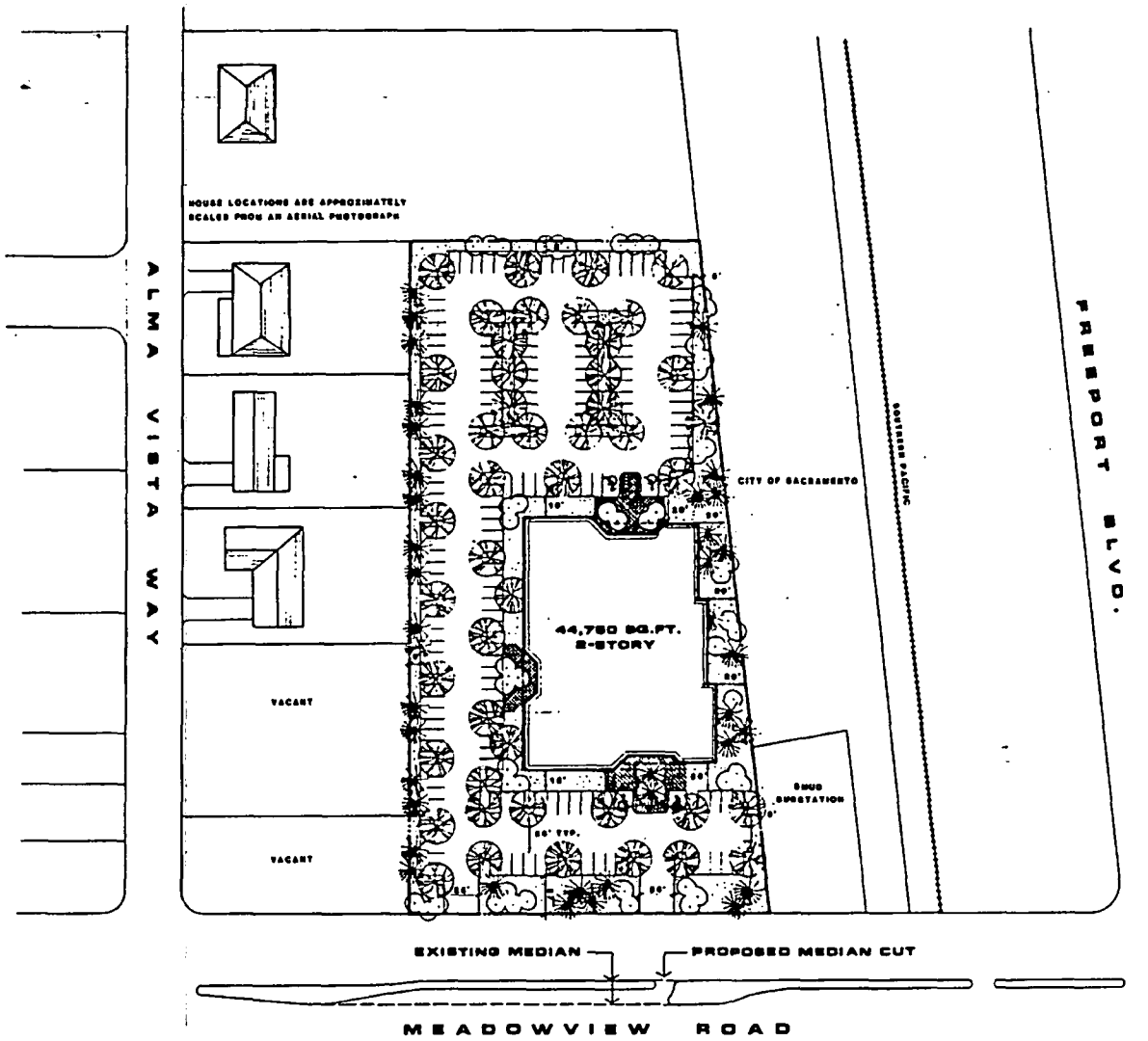
EXHIBIT B/16




P83-096 4-28-83 No.

EXHIBIT C

16



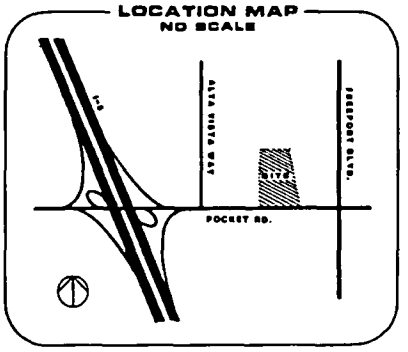


## SCHEMATIC PLAN SUMMARY

OFFICE BUILDING:
44,750 SQ.FT. 2-STORY

PARKING: 1 STALL/250 SQ.FT.
175 REGULAR STALLS - 8'X18'
4 HANDICAP STALLS - 12'X18'

GROSS ACREAGE 2.7
NET ACREAGE 2.4




# POCKET-FIVE BUSINESS CENTER

SACRAMENTO, CALIFORNIA

MARCH 1983

P83-096

4-28-83

EXHIBIT D

16

7571 Alma Vista
Sacramento, California 95831
April 21, 1983

CITY PLANNING COMMISSION
927 - Tenth Street
Suite 300
Sacramento, California 95814

Dear Sir:

We oppose the following project that you will be considering at a public hearing scheduled to begin at 5:30 P.M. in the Council Chamber, located on the second floor of City Hall, 915 I Street, Sacramento, California, on April 28, 1983:

P83-096 Amend 1974 General Plan from residential to commercial & offices. Amend 1976 South Pocket Community Plan from Low Density Residential to Business and Professional Offices for 2.4± vacant ac. Rezone 2.4± vacant ac. from Single Family Residential (R-1) zone to Office Building-PUD (OB-PUD) zone known as Pocket Five Business Center, or more restrictive zone. Loc: 250 ft. W of Freeport Blvd. on the N side of Meadowview Rd. APN: 031-104-18.

(Shouldn't Meadowview Rd. be Pocket Rd.? Meadowview Road is East of Freeport Boulevard and the Pocket Road is West of Freeport Boulevard.)

The area surrounding the 2.4± acres is all Low Density Residential and we can see no reason for bringing Commercial into it. Approximately one mile away, on Florin Road, there are plenty of Business/Professional Offices and other Commercial.

There are four residents with backyards bordering this area (two owned and lived in by senior citizens) and the fumes from automobiles that will be going in-and-out of the businesses will be very obnoxious to our health. One of the reasons we live in this area is because of the pure fresh air.

We appeal to the City Environmental Coordinator to consider the fumes and, also, the noise that will be generated from automobiles, etc., if this residential area is changed to Commercial zoning, before he prepares the Negative Declaration.

Sincerely yours,

Frank & Betty Stultz

CITY PLANNING DEPARTMENT

APR 22 1983

RECEIVED

APPEAL FEE PAID APR 27, 1983

EXHIBIT E

16

# CITY OF SACRAMENTO

## NEGATIVE DECLARATION

The Environmental Coordinator of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

P83-096 . Amend 1974 General Plan from residential to commercial & offices. Amend 1976 South Pocket Community Plan from Low Density Residential to Business and Professional Offices for 2.4± vacant ac. Rezone 2.4± vacant ac. from Single Family Residential (R-1) zone to Office Building-PUD (OB-PUD) zone known as Pocket Five Business Center, or more restrictive zone. Loc: 250 ft. W of Freeport Blvd. on the N side of Meadowview Rd. APN: 031-104-18.

The Sacramento City Planning Department has reviewed the proposed project and has determined that the project as proposed will not have a significant effect on the environment. This conclusion is based on information contained in the attached Initial Study.

An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Division 6, Title 14, Chapter 3, Article 7, Section 15083 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolution 78-172) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

A copy of this document may be reviewed/obtained at the Sacramento City Planning Department, 927 10th Street, Sacramento, CA 95814.

Marty Van Duyn
Environmental Coordinator of the
City of Sacramento, California,
a municipal corporation

By: _____

Rev. 1/81

83-096

# CITY OF SACRAMENTO

Planning Department
927 10th Street, Ste. 300
Sacramento, CA 95814
(916) 449-5604

## INITIAL STUDY

BACKGROUND

1. Name of Proponent The Spink Corporation
2. Address and Phone Number of Proponent:
   P.O. Box 2511
   Sac, Ca. 95814
3. Date of Checklist Submitted 4-14-83
4. Agency Requiring Checklist Sacramento City Plan. Dept.
5. Name of Proposal, if applicable Pocket Five Business Center P 83096

ENVIRONMENTAL IMPACTS
(Explanations of all "yes" and "maybe" are provided)

| | YES | MAYBE | NO |
|---|---|---|---|
| 1. Earth. Will the proposal result in: | | | |
| a. Unstable earth conditions or in changes in geologic substructures? | | | ✓ |
| b. Disruptions, displacements, compaction or overcovering of the soil? | | | ✓ |
| c. Change in topography or ground surface relief features? | | | ✓ |
| d. The destruction, covering or modification of any unique geologic or physical features? | | | ✓ |
| e. Any increase in wind or water erosion of soils, either on or off the site? | | | ✓ |
| f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? | | | ✓ |
| g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? | | | ✓ |
| 2. Air. Will the proposal result in: | | | |
| a. Substantial air emissions or deterioration of ambient air quality? | | | ✓ |
| b. The creation of objectionable odors? | | | ✓ |
| c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? | | | ✓ |
| 3. Water. Will the proposal result in: | | | |
| a. Changes in currents, or the course or direction movements, in either marine or fresh waters? | | | ✓ |
| b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff? | | | ✓ |
| c. Alterations to the course of flow of flood waters? | | | ✓ |
| d. Change in the amount of surface water in any water body? | | | ✓ |
| e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? | | | ✓ |
| f. Alteration of the direction or rate of flow of ground waters? | | | ✓ |
| g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? | | | ✓ |
| h. Substantial reduction in the amount of water otherwise available for public water supplies? | | | ✓ |
| i. Exposure of people or property to water related hazards such as flooding or tidal waves? | | | ✓ |
| 4. Plant Life. Will the proposal result in: | | | |
| a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)? | | | ✓ |
| b. Reduction of the numbers of any unique, rare or endangered species of plants? | | | ✓ |
| c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? | | | ✓ |
| d. Reduction in acreage of any agricultural crop? | | | ✓ |
| 5. Animal Life. Will the proposal result in: | | | |
| a. Change in the diversity of species, or number of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)? | | | ✓ |
| b. Reduction of the numbers of any unique, rare or endangered species of animals? | | | ✓ |

| | YES | MAYBE | NO |
|---|---|---|---|
| c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? | | | ✓ |
| d. Deterioration to existing fish or wildlife habitat? | | | ✓ |
| 6. Noise. Will the proposal result in: | | | |
| a. Increases in existing noise levels? | | | ✓ |
| b. Exposure of people to severe noise levels? | | | ✓ |
| 7. Light and Glare. Will the proposal produce new light or glare? | | | ✓ |
| 8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area? | | | ✓ |
| 9. Natural Resources. Will the proposal result in: | | | |
| a. Increase in the rate of use of any natural resources? | | | ✓ |
| b. Substantial depletion of any nonrenewable natural resource? | | | ✓ |
| 10. Risk of Upset. Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? | | | ✓ |
| 11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population? | | | ✓ |
| 12. Housing. Will the proposal affect existing housing, or create a demand for additional housing? | | | ✓ |
| 13. Transportation/Circulation. Will the proposal result in: | | | |
| a. Generation of substantial additional vehicular movement? | | | ✓ |
| b. Effects on existing parking facilities, or demand for new parking? | | | ✓ |
| c. Substantial impact upon existing transportation systems? | | | ✓ |
| d. Alterations to present patterns of circulation or movement of people and/or goods? | | | ✓ |
| e. Alterations to waterborne, rail or air traffic? | | | ✓ |
| f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? | | | ✓ |
| 14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas: | | | |
| a. Fire protection? | | | ✓ |
| b. Police protection? | | | ✓ |
| c. Schools? | | | ✓ |
| d. Parks or other recreational facilities? | | | ✓ |
| e. Maintenance of public facilities, including roads? | | | ✓ |
| f. Other governmental services? | | | ✓ |
| 15. Energy. Will the proposal result in: | | | |
| a. Use of substantial amounts of fuel or energy? | | | ✓ |
| b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy? | | | ✓ |
| 16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities: | | | |
| a. Power or natural gas? | | | ✓ |
| b. Communications systems? | | | ✓ |
| c. Water? | | | ✓ |
| d. Sewer or septic tanks? | | | ✓ |
| e. Storm water drainage? | | | ✓ |
| f. Solid waste and disposal? | | | ✓ |
| 17. Human Health. Will the proposal result in: | | | |
| a. Creation of any health hazard or potential health hazard (excluding mental health)? | | | ✓ |
| b. Exposure of people to potential health hazards? | | | ✓ |

16.

| | YES | MAYBE | NO |
|---|---|---|---|
| Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? | | | ✓ |
| Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? | | | ✓ |
| Archaeological/Historical. Will the proposal result in an alteration of a significant archaeological or historical site, structure, object or building? | | | ✓ |
| Mandatory Findings of Significance. | | | |
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | | | ✓ |
| b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) | | | ✓ |
| c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) | | | ✓ |
| d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | | ✓ |

DISCUSSION OF ENVIRONMENTAL EVALUATION

The applicant's Environmental Questionnaire is attached as supplemental information.

DETERMINATION

On the basis of this initial evaluation:

☑ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date 4-14-83 (Signature)

Rev. 8-79

# REFERENCES


Sacramento City General Plan and EIR, 1974
Sacramento City Zoning Ordinance, November 1978
Sacramento City Floodplain Ordinance, 1978
Sacramento City American River Parkway Plan, 1975
Sacramento City Bikeway Plan and EIR, 1976
Sacramento River Parkway Plan, 1975
SRAPC Regional Land Use Plan 2001, 1976
SRAPC Regional Energy Conservation Plan, 1977
SRAPC Regional Transportation Plan, 1977
SRAPC Air Quality Maintenance Plan, 1978
Sacramento Central City 1990 Comprehensive Plan EIR, 1977
Sacramento South Pocket Specific Plan and EIR, 1977
Sacramento South Natomas Community Plan and EIR, 1978
Sacramento Delta Shores PUD EIR, 1979
Sacramento Old City- A Preservation Program, 1977
Seven Lakes PUD Negative Declaration, 1977
Capitol Park Project EIR, 1974
Commercial Development in the Point West PUD (Woolco) EIR, 1977
Discovery Oaks Residential Development Negative Declaration, 1977
Johnston Industrial Park Unit #4 EIR, 1976
Meadow Gate I and II EIR, 1974
Norwood/ I-880 Industrial Park EIR, 1975
River City Commons Negative Declaration, 1977
Tsakopoulos Borrow Operation Draft EIR, 1976
Tsakopoulos Mobile Home Park EIR, 1975
University Park Negative Declaration, 1979

Sacramento County Environmental Studies: Methods for Environmental Management, Vol I; Sacramento County's Physical Environment, Vol. II, 1972

At the Crossroads, A Report on California Endangered and Rare Fish and Wildlife. California Resources Agency and Department of Fish and Game, 1972

Soils of Sacramento County, CA. Walter Weir, Divisions of Soils, U.C. Berkeley, 1950

Eleventh Progress Report on Trip Ends Generation Research Counts, California Department of Transportation, 1976


Rev. 8-79

-16

# CITY OF SACRAMENTO

Planning Department
927 10th St., Suite 300
Sacramento, CA 95814
Tel. 916 - 449-5604

## ENVIRONMENTAL QUESTIONNAIRE

This document is part of an Initial Study that will facilitate environmental assessment by identifying potentially adverse environmental impacts and analyzing proposed mitigation measures that may reduce significant environmental impacts. More definitive and factual information will assist the Planning Department in evaluating the project's impacts. Additional information may be required to complete an Initial Study.

FOR OFFICE USE ONLY

CPC No. P-83-096 Rec'd. by TM On 3.25.83 CPC Hearing Date 4-28-83

- [x] Gen. Plan (Exist) RESIDENTIAL
  Amend to: COMMERCIAL AND OFFICES
- [x] Comm. Plan (Exist) LOW DENSITY RES.
  Amend to: BUSINESS & PROFESSIONAL OFFICES
- [x] Rezone

- [ ] Special Permit
- [ ] Variance
- [ ] Subdivision Modification
- [ ] Tentative Map
- [ ] Other

76 80 POCKET SPECIFIC

N. D. S. Dec 4-4-83

* PLEASE PRINT OR TYPE *

PROJECT PROPOSAL: Pocket Five Business Center - (See Statement of Intent)

PROJECT ADDRESS: Meadowview Road approximately 250' West of Freeport Boulevard.

Assessor's Parcel No. 031-104-18

OWNER: Jack Sioukas, Et, al

Mailing Address: 7700 College Town Drive #101 Telephone 95826 (Zip Code)

APPLICANT/AGENT: The Spink Corporation

Mailing Address: P. O. Box 2511 Sacramento, CA (City) Telephone 95814 (Zip Code)

USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN ANY OF THE FOLLOWING:

I. Existing Conditions:
   A. Project Land Area (sq. ft. or acres) 2.7 ac. Gross 2.4 ac. Net
   B. Project Parcel: Present Zoning R-1 Proposed OB PUD
   C. Project Site Land Use: Undeveloped (vacant) X Developed ____
      If developed, briefly describe extent (type & use of structures: photograph acceptable) Vacant

   D. Existing surrounding land uses & zoning within 300 feet (type, intensity, height, setback)

| | Land Use | Zoning |
|---|---|---|
| North | single family | R-1 |
| South | vacant | A |
| East | vacant | C-2R |
| West | single family | R-1 |

Rev. 5/78

TM-9

II. A. Slope of Property: *☒ Flat or Sloping ☐ Rolling ☐ Hilly ☐ Steep

*Submit contour map, or show contours on site plan.

B. Are there any natural or man-made drainage channels through or adjacent to the property: No . If yes, show on site plan and explain: _____

C. Describe changes in site contours resulting from site grading plans: Minimal to None

D. Type and amount of soil to be moved: Unknown
Location moved to or from: _____

III. A. Number, location and type of existing trees on project parcel (show on site plan) None

B. Number, size, type, and location of trees being removed (show on site plan) None

IV. A. Number and type of structures to be removed as a result of the project:** None

B. Are any structures occupied? No . If yes, how many _____

C. If residential units are being removed, indicate number of dwelling units included: None .

** Show all structures on site plan by type, and whether occupied. Also indicate those to be removed.

V. A. Will the project require the extension of or new municipal services: i.e.,

| | | | | | |
|---|---|---|---|---|---|
| Water | No X | Yes ____ | City/County Health | No X | Yes ____ |
| Sewer | No X | Yes ____ | Police | No X | Yes ____ |
| Drainage | No X | Yes ____ | Fire | No X | Yes ____ |
| Parks | No X | Yes ____ | School | No X | Yes ____ |
| | | | Waste Removal | No X | Yes ____ |

B. If any of the above are "yes", then submit report detailing how adequate capacity will be achieved. If "no", then submit clearance memo from appropriate agency/department (use copies of attached form)[1].

VI. Project Characteristics

A. Building size (in sq. ft.) 44,750 square feet

B. Building height 2-stories

C. Building site plan: (1) building coverage 22 %
(2) landscaped area 26 %
(3) surfaced area 52 %
Total..... 100%

D. Exterior Building colors[2] Unknown

E. Exterior Building materials[2] Unknown

[1] If waiver form is signed, clearance(s) from agency/department is not necessary for "no" answers at this time.
[2] Must also be shown on submitted plans.

F. 1. Proposed construction starting date Unknown
estimated completion date Unknown

2. Construction phasing (if the project is a component of an overall larger project, describe the future phases or extension. Show all phases on site plan). N/A

G. Total number of parking spaces required 179 Provided 179

H. What type of exterior lighting is proposed for the project (height, intensity): Building area: City Standards
Parking area: City Standards

I. Estimate the total construction cost for the project Unknown

VII. Residential Project - ONLY!

Total Dwelling Units _____

Total Lots _____

A. Number of dwelling units:
Single family _____ Two Family _____
Multiple family _____ Condominium _____

B. Number of dwelling units with:
One bedroom _____ Two bedrooms _____
Three bedbrooms _____ Four or More Bedrooms _____

C. Approximate price range of units: $_____ to $_____

D. Number of units for Sale _____ Rent _____

III. Commercial, Industrial, Institutional, or other project (if project is only residential, do not answer this section).

A. Type of use(s) Office (See Statement of Intent)
Oriented to: Regional ____ City X Neighborhood ____

B. Hours of operation 8-5 M-F

C. If fixed seats involved, how many N/A

D. If assembly area without fixed seats, state designed capacity:
Sq. Ft. of sales area _____
Describe loading facilities _____

E. Total number of employees 60 to 80 Maximum

F. Anticipated number of employees per shift 60 to 80 Maximum

G. Community benefits derived from the project Provide an attractive office park setting at a major intersection.

IX. A. Why is the project justified now rather than reserving the option for other alternatives in the future? (e.g. economic condition, community demand) The property has been undevelopable as residential probably became of the proximity to Meadowview Road and Freeport Boulevard, being two major noise sources. An office use is compatible to residential uses as well as major street noise sources. Apartments on the site would exacerbate compatibility problems.

B. Objectives of proposed project. See Statement of Intent

C. If this project is part of another project for which a Negative Declaration of EIR has been prepared, reference the document below (include date and project number if applicable).

None

D. List any and all other public approvals required for this project. Specify type of permit or approval, agency/department, address, person to contact, and their telephone number.

| rmit or Approval | Agency | Address | Contact Person | Phone No. |
|---|---|---|---|---|
| entative Map | Planning Dept. | 927 10th Street | Marty Van Duyn | |
| uilding Inspection | Building Dept. | 927 10th Street | Zimmerman | |
| mprovement Plans | Engineering Dept. | City Hall | Varozza | |
| | | | | |
| | | | | |

X. To the best of the applicant's knowledge, evaluate the project's impacts in regard to the following questions:

| A. Will the Project: | No | Yes | If yes, discuss degree of effec. |
|---|---|---|---|
| 1. Be located in or near an environmental or critical concern area (i.e. American or Sacramento River; scenic corridor; gravel deposits or pits; drainage canal, slough or ditch; existing or planned parks, lakes, airports)? ..... | X | | |
| 2. Directly or indirectly disrupt or alter an archaeological site over 200 years old; an historic site, building, object or structure?..... | X | | |
| 3. Displace, compact, or cover soils?..... | X | | |
| 4. Be developed upon fill or unstable soils?. | X | | |
| 5. Reduce "prime" agricultural acreage?..... | X | | |
| 6. Affect unique, rare or endrangered species of animal or plant?..... | X | | |
| 7. Interfere with the movement of any resident or migratory fish or wildlife species (e.g. birds, anadramous fish, etc.?..... | X | | |
| 8. Change the diversity of species, change the number of any species or reduce habitat of species (e.g. fish, wildlife or plants)?... | X | | |
| 9. Modify or destory any unique natural features (e.g. mature trees, riparian habitat)? .... | X | | |
| 10. Expose people or structures to geologic hazards (e.g. earthquakes, ground failures or similar hazards)? ..... | X | | |
| 11. Alter air movement, moisture, temperature, or change elimate either locally or regionally? ..... | X | | |
| 12. Cause flooding, erosion or siltation which may modify a river, stream or lake? ..... | X | | |
| 13. Change surface water movement by altering the course or flow of flood waters? ..... | X | | |
| 14. Alter existing drainage patterns, absorption rate or rate and amount of surface water runoff? ..... | X | | |
| 15. Alter surface water quality (e.g. temperature, dissolved oxygen or turbidity)? ..... | X | | |
| 16. Interfere with an aquifer by changing the direction, rate, or flow of groundwater? .. | X | | |

A. Will the Project: (Contd.)

16

| | No | Yes | If yes, discuss degree of effect |
|---|---|---|---|
| 7. Encourage activities which result in the increased consumption of water or use of water in a wasteful manner? ..... | X | | |
| 8. Contribute emissions that may violate existing or projected ambient air quality standards? ..... | X | | |
| 9. Expose sensitive receptors (children, elderly, schools, hospitals) to air or noise pollutants? ..... | X | | |
| 0. Increase the existing noise levels (traffic or mechanical) or adversely impact adjacent areas with noise?..... | X | | |
| . Generate additional vehicular traffic beyond the existing street capacity thus creating a traffic hazard or congestion on the immediate street system, or alter present circulation patterns? ..... | X | | |
| . Increase traffic hazards to motor vehicles, bicyclists or pedestrians?..... | X | | |
| . Affect existing parking facilities or generate demand for additional parking?.... | X | | |
| . Affect existing housing or generate a demand for additional housing?..... | X | | |
| . Induce substantial growth or alter the location distribution, density or growth rate of the human population of an area? | X | | |
| . Result in the dislocation of people?.... | X | | |
| . Result in a substantial alteration of the present or planned land use of an area?. | X | | |
| . Increase demand for municipal services (police, fire, solid waste disposal, schools, parks, recreation, libraries, water, mass transit, communications, etc. | X | | |
| . Require the extension or modification of water, storm drainage or sewer line/plant capacity to serve the project at adequate service levels? ..... | X | | |
| . Produce significant amounts of solid waste or litter? ..... | X | | |
| . Violate adopted national, state, or local standards relating to solid waste or litter control? ..... | X | | |

X. A. Will the Project: (Contd).

16

| | No | Yes | If yes, discuss degree of effect |
|---|---|---|---|
| 32. Involve the use, storage or disposal of potentially hazardous material such as toxic, flammable, or explosive substances, pecticides, chemicals or radioactive materials? ..... | X | | |
| 33. Encourage activities which result in the use of large amounts of fuel or energy, use fuel or energy in a wasteful manner, or substantially increase consumption (of electricity, oil, natural gas)?..... | X | | |
| 34. Increase the demand upon existing energy distribution network (SMUD, PG&E)? ..... | X | | |
| 35. Obstruct a scenic view open to the public or create an aesthetically offensive site open to public view? ..... | X | | |
| 36. Have substantially, demonstrable negative aesthetic effect? ..... | X | | |
| 37. Disrupt or divide the physical arrangement of an established community? ..... | X | | |
| 38. Have any significant impact upon the existing character of the immediate area(i.e. scale, patterns, impair integrity of neighborhoods, etc. ..... | X | | |
| 39. Have any detrimental effect on adjoining areas or neighboring communities during an/or after construction? ..... | X | | |
| 40. Generate dust, ash, smoke fumes, or create objectionable odors in the project's vicinity? ..... | X | | |
| 41. Produce glare or direct light where it is not intended? ..... | X | | |
| 42. Expose people to or create any health hazard or potential health hazard (excluding mental health)? ..... | X | | |
| 43. Affect the use of or access to existing or proposed recreational area or navigable stream? ..... | X | | |
| 44. Conflict with recorded public easements for access through or use of property with in this project? ..... | X | | |
| 45. Result in an impact upon the quality or quanity of existing recreational opportunities? ..... | X | | |
| 46. Conflict with established recreational, educational, religious or scientific uses of the area? ..... | X | | |

X. A. Will the Project: (Contd)

| | No | Yes | If yes, discuss degree or effec |
|---|---|---|---|
| 47. Generate public controversy? ..... | X | | |
| 48. Conflict with adopted plans and environmental goals of the City (i.e. general, specific, community plans or elements? . | X | | |
| 49. Have the potential to degrade the quality of the environment (i.e. land, air, water, plants, animals)? ..... | X | | |
| 50. Achieve short-term environmental goals to the disadvantage of long-term environmental goals (e.g. leap-frog development or urban sprawl)? ..... | X | | |
| 51. Have a cumulative impact on the environment when related to existing or future projects? ..... | X | | |
| 52. Have environmental effects which will cause adverse effects on human beings, either directly or indirectly? ..... | X | | |

B. List any and all mitigation measures proposed to reduce environmental impacts (as identified in the above questions) for the project.

There are no environmental impacts.

C. List proposed measures to limit or reduce consumption of energy.

Paved areas will meet the 50% shade ordinance along with the current California Energy Conservation Standard for New Buildings will reduce consupmtion of energy.

D. Are there alternatives to the project which would eliminate or reduce an adverse impact on the environment (lower density, change in land use, move building on site, no project, etc.)?

no project.

NOTE: Yes or no answers do not necessarily imply that an EIR will be required for this project.

I hereby state that, to the best of my knowledge, the above answers and statements are true and complete.

March 25 1983

DATE

SIGNATURE

7571 Alma Vista
Sacramento, California 95831
April 21, 1983
(916)428-4450
428-7890 x313

CITY PLANNING COMMISSION
927 - Tenth Street
Suite 300
Sacramento, California 95814

Dear Sir:

We oppose the following project that you will be considering at a public hearing scheduled to begin at 5:30 P.M. in the Council Chamber, located on the second floor of City Hall, 915 I Street, Sacramento, California, on April 28, 1983:

P83-096 Amend 1974 General Plan from residential to commercial & offices. Amend 1976 South Pocket Community Plan from Low Density Residential to Business and Professional Offices for 2.4± vacant ac. Rezone 2.4± vacant ac. from Single Family Residential (R-1) zone to Office Building-PUD (OB-PUD) zone known as Pocket Five Business Center, ~~or~~ more restrictive zone. Loc: 250 ft. W of Freeport Blvd. on the N side of Meadowview Rd. APN: 031-104-18.

(Shouldn't Meadowview Rd. be Pocket Rd.? Meadowview Road is East of Freeport Boulevard and the Pocket Road is West of Freeport Boulevard.)

The area surrounding the 2.4± acres is all Low Density Residential and we can see no reason for bringing Commercial into it. Approximately one mile away, on Florin Road, there are plenty of Business/Professional Offices and other Commercial.

There are four residents with backyards bordering this area (two owned and lived in by senior citizens) and the fumes from automobiles that will be going in-and-out of the businesses will be very obnoxious to our health. One of the reasons we live in this area is because of the pure fresh air.

We appeal to the City Environmental Coordinator to consider the fumes and, also, the noise that will be generated from automobiles, etc., if this residential area is changed to Commercial zoning, before he prepares the Negative Declaration.

Sincerely yours,

Betty Stultz

Frank & Betty Stultz

CALLED TO ADVISE APPEAL NEEDS $40 FEE AND OF PROCESS 25 APR 83 CLIF CARSTENS
MRS STULTZ SAID SHE WOULD DISCUSS WITH HUSBAND AND GET BACK TO ME TOMORROW.
26 APR 83 MRS STULTZ CALLED TO ADVISE THAT THEY WILL MAIL THE $40 CHECK. I ADVISE COUNCIL WOULD HEAR THIS MAY 17.

CITY PLANNING DEPARTMENT

APR 22 1983

RECEIVED

May 25, 1983

Frank and Betty Stultz
7571 Alma Vista
Sacramento, CA 95831

Dear Mr. & Mrs. Stultz:

On May 19, 1983, the City Council adopted Findings of Fact for the following matter:

> An appeal of the Environmental Coordinator's decision to prepare a Negative Declaration to amend 1974 General Plan from residential to commercial & office. Amend 1976 South Pocket Community Plan from Low Density Residential to Business and Professional Offices for 2.4± vacant ac. Rezone 2.4± vacant ac. from Single Family Residential (R-1) zone to Office Building-PUD (OB-PUD) zone know a Pocket Five Business Center, or more restrictive zone. Location: 250 ft. W of Freeport Blvd. on the N side of Meadowview Road (P-83096)

This matter was referred to the City Planning Commission to be heard on June 9, 1983. Enclosed, for your records, is a certified copy of said Findings of Fact.

Sincerely,

Lorraine Magana
City Clerk

LM/jmb/16
Enclosure

cc: Planning Department