

*Director* STAFF REPORT AMENDED 1-13-83  
CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	PSLC, 3900 Industrial Blvd., West Sacramento CA 95691		
OWNER	PSLC, et. al, 3900 Industrial Blvd., West Sacramento CA 95691		
PLANS BY	Spink Corporation, 720 F Street, Sacramento CA		
FILING DATE	50 DAY CPC ACTION DATE	REPORT BY: HY/AG/RL:cp	
NEGATIVE DEC. EIR	EIR	ASSESSOR'S PCL. NO.	031-800-11; 031-051-01,02 031-620-09,28

- APPLICATION:
1. Certification of Final EIR.
  2. Amend 1974 City General Plan from Residential to Commercial and Offices for 29± vacant acres (gross).
  3. Amend 1976 South Pocket Specific Plan from Interim Agriculture to Business and Professional Offices for 29± acres.
  4. Amend South West Five PUD and Schematic Plan by amending Phase I from offices to office and commercial uses motor lodge and conference center; designating office and commercial uses for Phase II; and renaming the PUD to Greenhaven Executive Park.
  5. Rezone 12± vacant acres in Phase I from OB-PUD (Office Building-Planned Unit Development) to C-2-PUD (General Commercial -Planned Unit Development), or more restrictive zone.
  6. Rezone 28± vacant acres in Phase II from A (Agricultural) to OB(PUD) (Office Building - Planned Unit Development), or more restrictive zone.
  7. Rezone 0.8± vacant acres in Phase II from A (Agricultural) to C-2-PUD (General Commercial Planned Unit Development), or more restrictive zone.
  8. Tentative Map to divide 58± vacant acres (gross) into 19 lots for office and commercial development.
  9. Amend Development Guidelines and rename from South West Five PUD Development Guidelines to Pocket Office Parks Development Guidelines. (P82-039)

LOCATION: Area bounded by Interstate 5, Florin Road, Greenhaven Drive, and South Land Park Drive.

PROPOSAL: An office park to be known as Greenhaven Executive Park and 250-room motor lodge/convention center with support commercial.

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City Planning Commission  
Sacramento, California

Members in Session:

SUBJECT: South Pocket Office Park EIR - Notice of Preparation  
(P82-030 and 82-039)

SUMMARY

The Planning Department has received applications for a pair of office parks in the South Pocket. The Environmental Coordinator has required that a single focused EIR be prepared to assess the proposed projects. An EIR consultant has been selected by the City.

An outline of major issues to be assessed in the EIR was provided in the Notice of Preparation (NOP) sent out on April 2, 1982. This matter is being provided to the Planning Commission for review. Although the Commission is not required to take any action, it may wish to comment on the scope of this EIR.

BACKGROUND INFORMATION

The projects are proposed along Greenhaven Drive, south of the Lake Crest Village Shopping Center (see attached map).

Southwest Five PUD: A two-phase proposal on 62± gross acres was designated as a PUD on December 22, 1981 (P-9505). Phase I was approved for office uses and approval of Phase II was only in terms of site inclusion in the PUD. No schematic plan or land uses have been approved for Phase II. The current proposal (P82-039) is for amendment of Phase I and approval of Phase II as indicated below:

Phase I: Approved:	Offices	598,000 sq. ft.
Proposed		
Amendment:	Offices	432,000 sq. ft.
	Motor Lodge	300 rooms/179,000 sq. ft.
	Conference Center	20,000 sq. ft.
	Commercial	24,000 sq. ft.
Phase II: Proposed:	Office	450,000 sq. ft.
	Commercial	8,000 sq. ft.

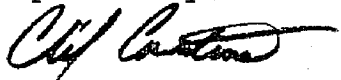
Victoria-Greenhaven: Proposal for 240,000 square feet on 16± gross acres (P82-030). The site is presently designated in the South Pocket Specific Plan for residential development.

The Environmental Impact Report: The Environmental Coordinator has reviewed the project proposal and has determined that the project may have significant environmental impacts. Consequently, the Coordinator has required the preparation of an Environmental Impact Report. The Coordinator has selected Westec Services, Inc. to prepare the environmental document. Staff will coordinate the preparation of the EIR, including printing and distribution. The major issues to be addressed in the EIR are: emissions, exposure to aircraft hazard, and growth inducing land use impacts. Attached is the proposed scope of the EIR.

RECOMMENDATION

This report is for the Commission's information and does not require any action. The Commission may nevertheless take the opportunity to comment on the scope of the EIR.

Respectfully submitted,



Cliff Carstens  
Senior Planner

CC:RL:bw

Attachment