

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: City's 1984-89 Capital Improvements Program (M84-019)

SUMMARY

The Department of Finance has scheduled hearings before the Budget and Finance Committee to review the Capital Improvement Program (CIP) on March 27, April 3, and April 10, 1984. Since it prefers to have Planning Commission comments heard on April 3, a transmittal report must be submitted no later than March 23. In order to meet this timeframe, the Planning Commission should appoint a three-member subcommittee on March 8 to review the Capital Improvements Program with staff.

Once appointed, this subcommittee should meet between March 12-14 in order to make a recommendation to the full Commission at its special meeting scheduled for March 15, 1984. Before the subcommittee meets, staff will prepare a preliminary analysis of the projects submitted in the draft of the CIP.

RECOMMENDATION

The Planning Commission should appoint a subcommittee to review the Capital Improvement Program and report back to the Commission on March 15, 1984.

Respectfully submitted,


Mike Lake
Senior Planner

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SACRAMENTO CITY PLANNING COMMISSION

SYNOPSIS

SPECIAL MEETING

March 15, 1984 - 5:30 P.M.
Council Chamber - 915 I Street, 2nd Floor

1. Laguna Creek EIR Notice of Preparation (P84-006) STAFF RECOMMENDATION APPROVED
2. Riverbend Planned Development - Yolo County (M84-013) STAFF RECOMMENDATION APPROVED WITH ADDITIONAL COMMENT
3. City Capital Improvement Program (M84-019) COMMITTEE/STAFF RECOMMENDATION APPROVED WITH ADDITIONAL COMMENTS
4. Draft CADA RFP For 1631 OST. (PB84-009) STAFF RECOMMENDATION APPROVED



SACRAMENTO CITY PLANNING COMMISSION

AGENDA

SPECIAL MEETING

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3. City Capital Improvement Program (M84-019)
4. Draft CADA RFP For 1631 OST. (PB84-009)



City Planning Commission
Sacramento, California

Members in Session:

Subject: Notice of Preparation for Laguna Creek EIR (P84-006)

SUMMARY

The Planning Division has received three applications for residential development totaling 92 acres located within the City's portion of the Laguna Creek watershed. Prior to development occurring within this watershed area, the City must determine the type of floodplain treatment (e.g. natural floodplain, modified plain, channeled). Staff proposes the preparation of a three alternative floodplain treatment study accompanied with an environmental assessment to provide municipal and private cost and environmental effects.

The Environmental Coordinator has reviewed the proposed projects and has determined that the projects may have a significant environmental impact. Consequently, the Coordinator has required the preparation of an Environmental Impact Report. A discussion of the major issues as identified in the attached Initial Study provides the scope of the EIR. The Notice of Preparation is being provided to the Planning Commission for review. This matter does not require action by the Commission; however, staff is interested in any comments the Commission has on the scope of this EIR.

BACKGROUND INFORMATION

The Laguna Creek EIR is intended to be utilized as a feasibility study to evaluate three possible floodplain treatments and land uses within the City's portion of the Laguna Creek watershed. The 700± acres consisting of the EIR study area includes those properties lying south of the existing urban services line east of Franklin Boulevard, north of Sheldon Road and west of Bruceville Road. The following list indicates those major areas of concern to be addressed by the EIR.

- The EIR will assess three treatments of the floodplain:
 - 1) channelization as indicated in the Valley Hi Community Plan;
 - 2) a modified natural floodplain with an average width of 500± feet, and
 - 3) the natural 1,500± foot wide floodplain defined as Montgomery Study Alternative No. 4 (County intended solution).
- The document will provide an engineering and fiscal assessment of the three treatments. The engineering evaluation will review the hydrology and the hydraulics of each treatment. The fiscal analysis will also evaluate the engineering costs of each treatment as well as ongoing operation and maintenance costs.
- Three land use alternatives, corresponding with the three floodplain treatments, will be evaluated for their environmental and fiscal impacts. The fiscal analysis will include a cost vs revenue estimate of private and public expenses.



The Notice of Preparation was distributed February 20, 1984. The EIR will be prepared by a consultant through a three-party contract. The applicant will pay the full preparation cost of the EIR to the City, who will retain the consultant. The City is currently in the process of negotiating a contract with a consultant. Staff anticipates that a draft EIR will be distributed for public review in July, 1984.

Attached is the Notice of Preparation which includes the Initial Study that identifies the potential significant impacts that will be assessed.

RECOMMENDATION

This report is for the Commission's information and does not require any action; however, the Commission can take the opportunity to make comments on the scope of the EIR.

Respectfully submitted,



Clifford Carstens
Senior Planner

CC:bw





CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

February 13, 1984

MEMORANDUM

TO: All Interested Parties

SUBJECT: Notice of Preparation - LAGUNA CREEK EIR (P84-006)

The City of Sacramento Planning Division is preparing an outline of the impacts to be addressed in the **Laguna Creek EIR**. The division is interested in your concerns with regard to the project. Any comments submitted will be pursuant to State CEQA Guidelines, Section 15082. The EIR consultant, which is Jones & Stokes, may contact "Notice of Preparation" respondents for assistance in preparing the draft EIR. The City would appreciate respondents cooperation with our EIR consultant.

The City of Sacramento has received two applications for residential subdivisions totaling 82 acres within the City portion which Laguna Creek bisects this City portion, hereafter referred to as the project area, consists of approximately 700 acres lying in the northeast corner of the City between Bruceville Road and Franklin Boulevard and north of Sheldon Road.

Although the project area is designated for urbanization, the City must determine the type of floodplain (e.g., natural floodplain, modified floodplain, channeled) before development can occur. The EIR will analyze these three possible floodplain treatments as well as land uses, densities, traffic, and the cost of providing municipal services.

Attached are the Valley Hi Community Plan indicating the location of the project area and proposed residential subdivisions and the Initial Study.

Please forward your comments no later than **MARCH 15, 1984**. Feel free to contact me or Clif Carstens if you have any questions regarding this matter.










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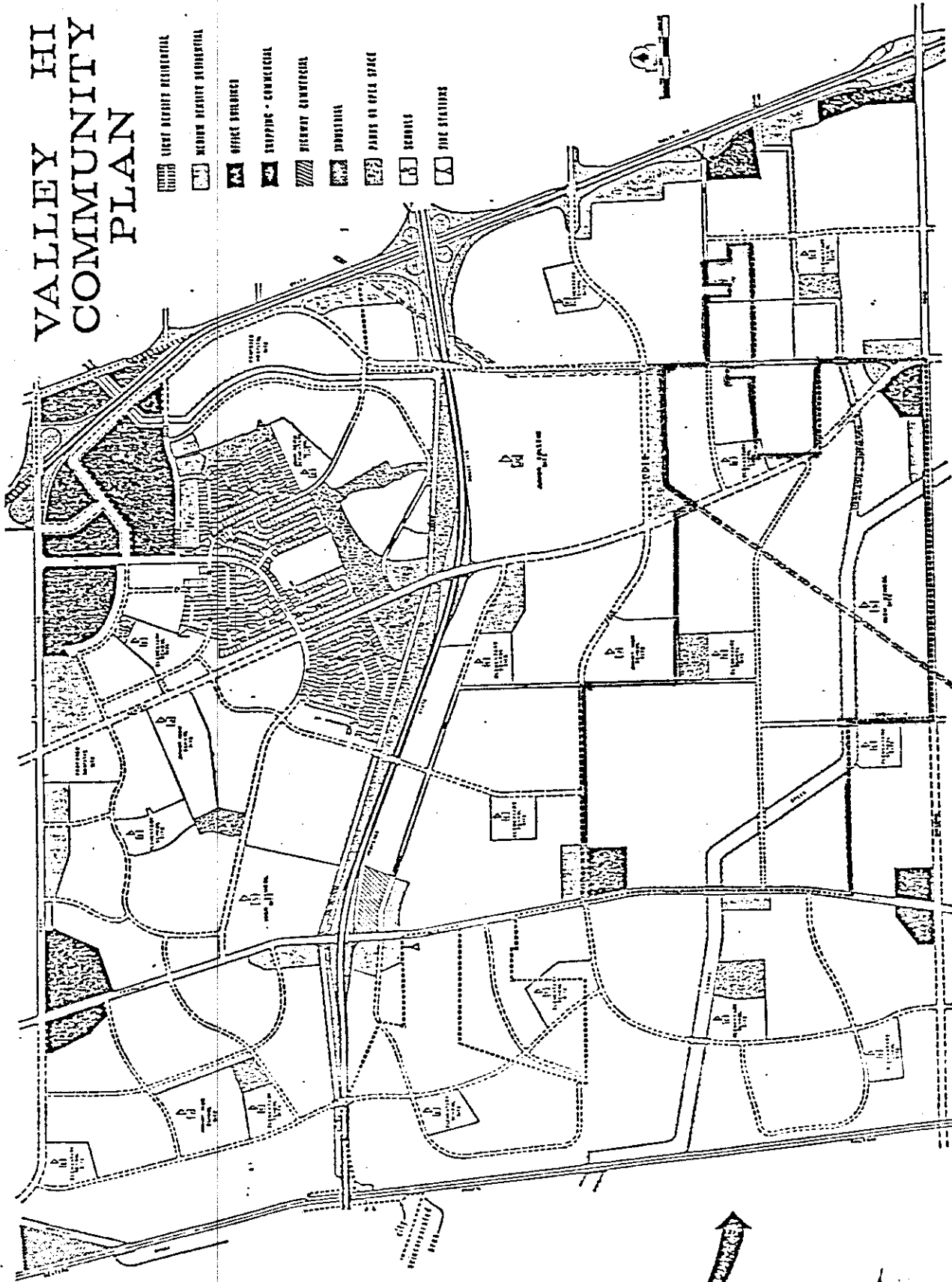
Tom Miller
Associate Planner

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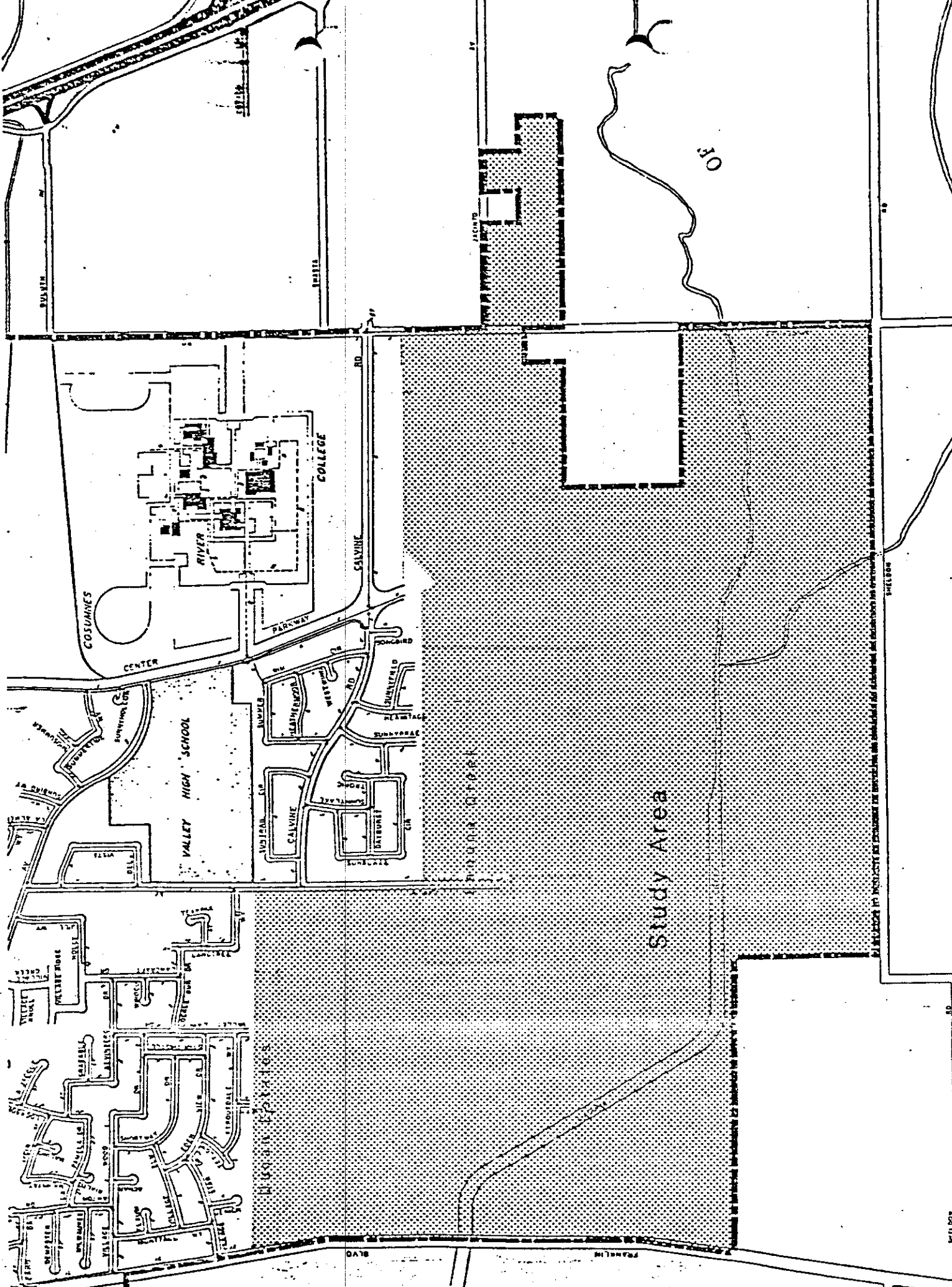


VALLEY HI COMMUNITY PLAN

-  LIGHT DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  OFFICE BUILDINGS
-  SHOPPING - COMMERCIAL
-  HIGHWAY COMMERCIAL
-  INDUSTRIAL
-  PARKS AND OPEN SPACE
-  SCHOOLS
-  FIRE STATIONS







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Study Area

COSUMNES

CENTER

VALLEY HIGH SCHOOL

RIVER VALLEY COLLEGE

CALVINE

CALVINE

VALLEYWOOD

WETLAND

QUINCY

WINDYBROOK

WINDYBROOK

WINDYBROOK

WINDYBROOK

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WINDYBROOK

WINDYBROOK

WINDYBROOK

WINDYBROOK

WINDYBROOK

SWANER

BRISTLE

WINDYBROOK

WINDYBROOK

DAVIS

FRANKLIN

FRANKLIN



TENTATIVE
SUBDIVISION
MAP

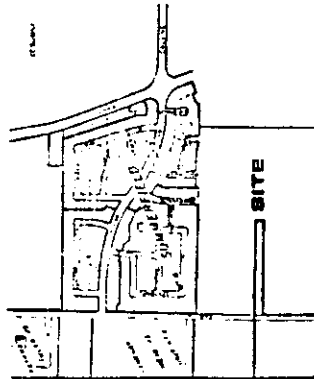
LAGUNA CREEK

CALIFORNIA

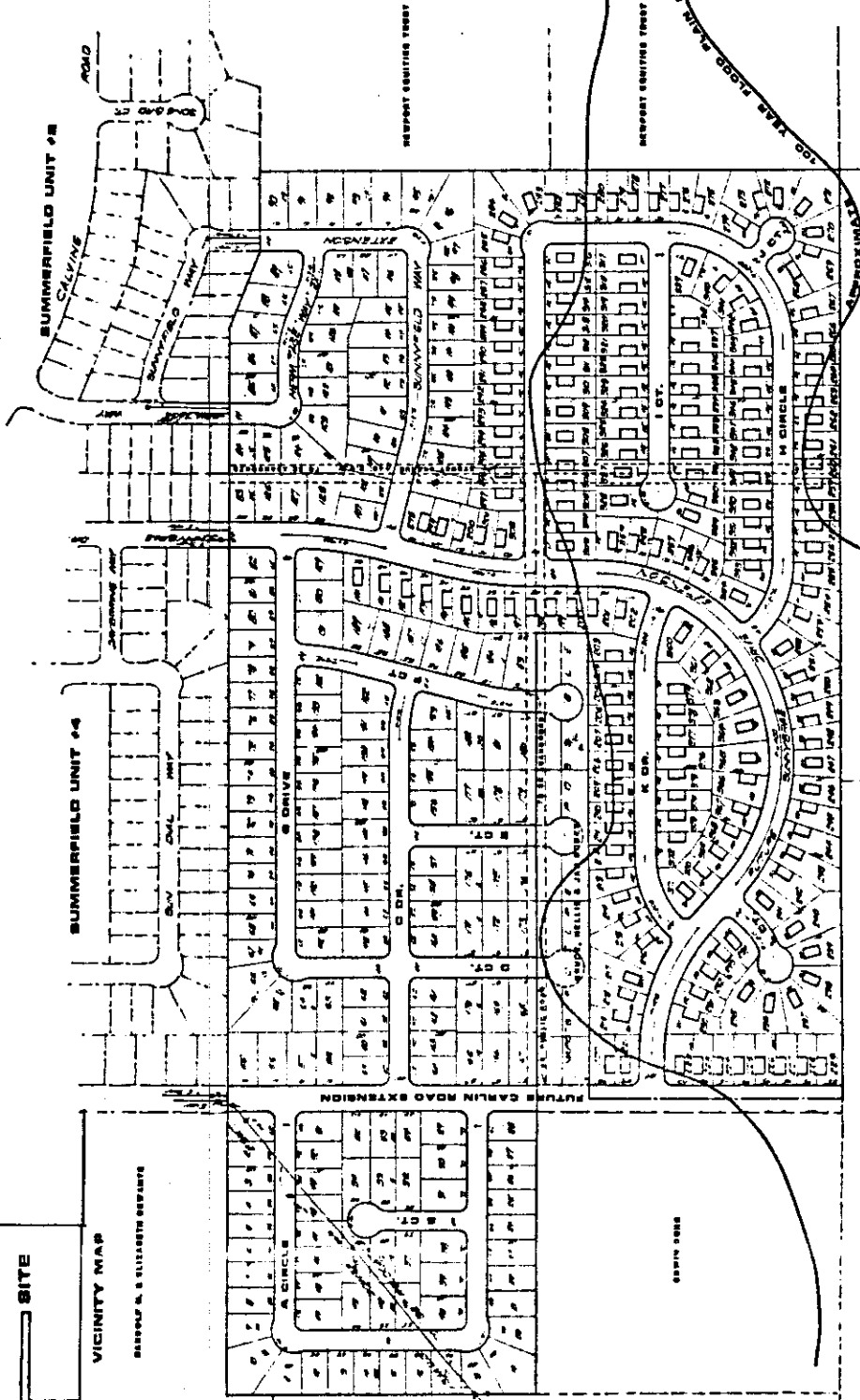
CITY OF SACRAMENTO



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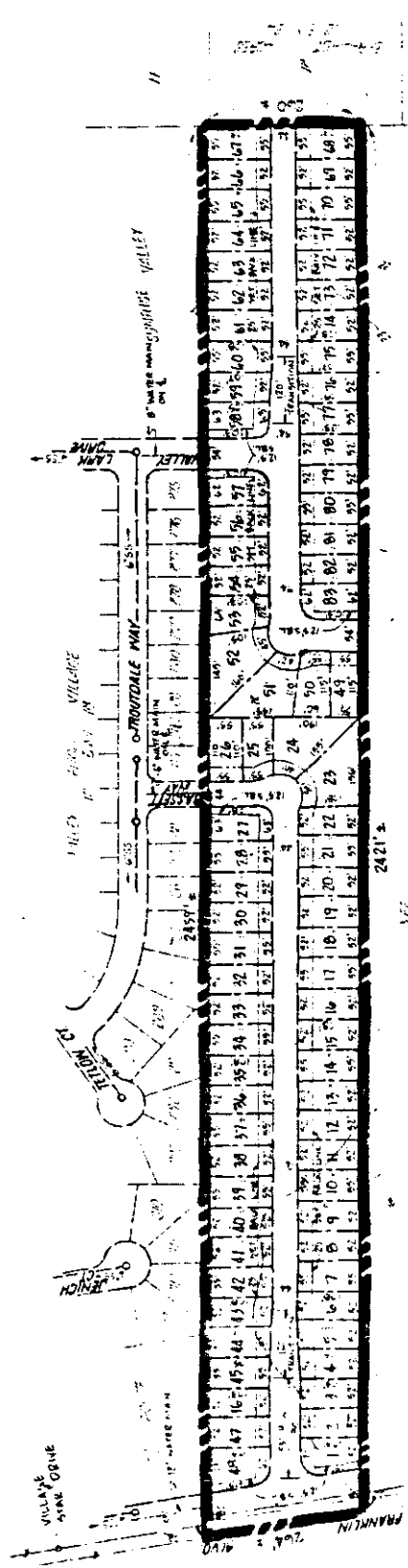
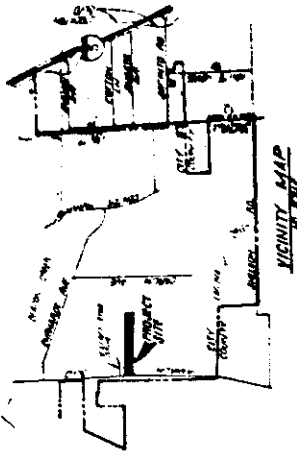
OWNER: SACRAMENTO COUNTY
 PROJECT: LAGUNA CREEK
 PREPARED BY: SACRAMENTO COUNTY
 DATE: 11/19/83
 SCALE: AS SHOWN
 SHEET NO. 1 OF 1



SHOWN 7/8 ET AL

CLORHAM & ASSOCIATES





TENTATIVE MAP

NOTES-

- 1. THIS MAP IS A TENTATIVE MAP.
- 2. THE PROPOSED ZONING IS R-1.
- 3. THE PROPOSED ZONING IS R-1.
- 4. THE PROPOSED ZONING IS R-1.
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- 8. THE PROPOSED ZONING IS R-1.
- 9. THE PROPOSED ZONING IS R-1.
- 10. THE PROPOSED ZONING IS R-1.

OWNER-

VALLEY VIEW ESTATES
10000 VALLEY WAY
VALLEY VIEW, CA 94150

DEVELOPER-

VALLEY VIEW ESTATES
10000 VALLEY WAY
VALLEY VIEW, CA 94150

ENGINEER-

VALLEY VIEW ESTATES
10000 VALLEY WAY
VALLEY VIEW, CA 94150

ASSESSOR'S PARCEL NO.
117-160-10

INITIATIVE SUBDIVISION MAP T-10
DUNCAN ESTATES
CITY OF SACRAMENTO





CITY OF SACRAMENTO

INITIAL STUDY

This Initial Study has been required and prepared by the Department of Community Development, Planning Division, Environmental Unit, 927 10th Street, Suite 300, Sacramento, CA, 95814, (916)449-5604, pursuant to CEQA Guidelines Section 15063 (Aug. 1, 1983).

Project Name and/or File No: Laguna Creek EIR (P84-006)

Applicant - Name: The Spink Corporation

Address: P.O. Box 2511, Sacramento, CA

Answer the following questions to determine if the proposed project may have potentially significant impacts on the environment.

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



Yes or No

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?

Yes
Yes
Yes
Yes
Yes
Yes

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?

Yes
Yes

18. 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?

No

19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

Yes

20. Cultural Resources.

- a. Will the proposal result in the alteration or the destruction of a prehistoric or historic archaeological site?
- b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object?
- c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?
- d. Will the proposal restrict existing religious or sacred uses within the potential impact area?

Yes

Yes

Yes

No

21. 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?

Yes

Yes

Yes

Yes



Attachment A

DISCUSSION OF ENVIRONMENTAL EVALUATION (P84-006)

Description of Project

The project area consists of 700± acres lying south of Calvine Road, North of Sheldon Road, East of Franklin Boulevard and both east and west of Bruceville Road. The site is traversed by a seventy (70) foot wide Pacific Gas and Electric right-of-way, and is currently used as seasonal pasture land. A portion of the Laguna Creek floodplain, a small grove of Oak trees, a few dwelling units and accompanying accessory structures are located within the project area.

The 1968 Valley High Community Plan designates the area predominately as Light Density Single Family with some Multiple Family and Commercial uses along Bruceville Road and Franklin Boulevard. This Community Plan, in concurrence with present City Policy, indicates channelization of Laguna Creek, Sacramento Countys' Laguna Creek Community Plan calls for a natural floodplain as defined by the U.S. Army Corps of Engineers. Recently approved subdivision within the County have adhered to the retention of the floodplain to an average width of 1500± feet.

Treetops Unlimited, an applicant for 67 acres of residential development within the project area, has entered into an reimbursement agreement to pay for the cost of the EIR to analyze possible floodplain treatment within the study area. Treetops Unlimited specific project (Laguna Creek) requires the amendment of the 1968 Valley Hi Community Plan by deletion of both a school and a park site. The remainder of this subdivision is consistent with the 1965 Valley Hi Community Plan which designates the site as a light density residential.

The Environmental evaluation will assess the possible treatments of Laguna Creek (e.g. natural floodplain, modified floodplain, channelization) as well as land uses, densities, traffic, and the cost of providing municipal services. Specific construction oriented impacts will be evaluated on an individual basis when tentative map or other subsequent applications are submitted.



Evaluation

- 1.b. An undetermined disruption, displacement, compaction and overcovering of the soil will result in the excavation of roadways, building foundations and modification of Laguna Creek.
- 1.c/d. Potential significant modification of depth, width and course of Laguna Creek.
- i.e. Possible significant erosion of soil as a result of excavation and construction of roadways, structures and modification of Laguna Creek.
- i.f. Possible significant changes in siltation, deposition and/or erosion which may modify the channel of Laguna Creek and/or the bed of Beach Lake. Possible continuous maintenance requirement as a result of changes in siltation. Potential significant impact on the amount of and quality of the water in Beach Lake.
- 1.g. Possible substantial subsidence due to the drawing of ground water outside of the City limits and reduction of recharging due to surface paving.
- 2.a. Potential significant impact on local air quality due to increase in local and regional vehicular traffic generated by the proposal.
- 2.c. Potential substantial increase in ambient localized temperature as a result of loss of the irrigated pasture land and the heat sink effect from pavement.
- 3.a. Undetermined alteration of the physical course of Laguna Creek and change in the velocity of the flow as a result of modifications of the Creek.
- 3.b. Possible substantial changes in the absorption rates, drainage patterns and rate and amount of surface water runoff into Laguna Creek as a result of development.
- 3.c. Potential significant alteration to the course of flow of floodwaters as a result of modification of Laguna Creek and of development.
- 3.d. Unknown increase in the amount of surface water in Beach Lake, the Sacramento River and the Delta.
- 3.e. Possible significant alteration of surface water quality of Beach Lake as a result of soil erosion, turbidity, pesticides and herbicides from urban development and accompanying urban flora.
- 3.g. Possible significant displacement of ground water as a result of development.



- 3.i. Possible exposure of people or property to flooding, although exposure should be minimal within the 100-year floodplain.
- 4.a.c. Change in plant species from pasture grasses and riparian vegetation to urban flora.
- 4.b. Unknown reduction of the number of any unique, rare or endangered species of plants in the Laguna Creek floodplain and Beach Lake as a result of physical modification of the floodplain, soil erosion, surfaced area runoff, level of air quality, and amount, quality and velocity of water as a result of development.
- 5.a.c. Change in the diversity and number of species of animals including cattle, rodents, birds, fish, insects and microfauna as a result of modification of the Laguna Creek floodplain, soil erosion, construction, surfaced area runoff and level of air and water quality.
- 5.b. Unknown reduction of the numbers of any unique, rare, or endangered species of animals in the Laguna Creek floodplain and Beach Lake as a result of physical modification of the Laguna Creek floodplain, surfaced area runoff, soil erosion, construction and the level of air and water quality.
- 5.d. Possible deterioration to existing fish and wildlife habitat in the Laguna Creek floodplain and Beach Lake as a result of soil erosion, surfaced area runoff and level of air and water quality.
- 6.a.b. Potential significant increase in ambient noise levels greater than those noise levels currently experienced. However, this increase is not expected to be a significant impact since the area is designated for urban development. Stationary noise generators must comply with the City's Noise Ordinance and, therefore, should not be a significant impact.
7. An undetermined amount of new light and glare will result from the proposed project; however, this should not be a significant impact.
8. The current use of the site is predominately vacant or agricultural; however, the General and City Plans designate the site primarily for residential land uses. Therefore, the urbanization of the project area in conformance with these plans is considered not to be of a significant impact.
- 9.a. The project will result in a less than significant increase in the uses of wood, sand, etc.
11. The area is primarily designated for low density residential land use. The urbanization of the project area is estimated to provide for an additional 4,200 dwelling units. However, this is not considered to be a significant impact since the project area is contiguous to existing urban development to the north and bounded by a substantial number of approved residential subdivisions to the south.



- 13.a. Potential generation of substantial additional vehicular movement as a result of an increased acreage devoted to residential land uses.
- 13.b. The residential and commercial land uses will demand new parking on-site as well as possibly increasing the need for additional park and ride facilities.
- 13.c.d. The volume of vehicles generated by the proposal may affect the need for increased street widths for Bruceville Road and Franklin Boulevard and may impact the capacity of the interchanges at Highway 99. Depending upon internal circulation patterns and the timing of completion of on-site street improvements, alterations to present patterns of circulation may occur.
- 13.f. The volume of traffic generated by the proposed residential and commercial land uses may increase the number of traffic hazards to motor vehiclist, bicyclists and pedestrians. Franklin Boulevard, Bruceville Road and Center Parkway contain designated bicycle routes.
- 14.a. The project may increase the demand for fire protection and affect service levels of existing fire stations, human resources and equipment.
- 14.b. Possible demand for increased police services.
- 14.c. Possible demand for additional school facilities.
- 14.d. Possible demand for additional manpower to maintain the proposed floodplain-open space and additional parkland.
- 14.e. Possible demand for increased public services as a result of maintenance requirements of the floodplain-open space area, including siltation build-up, etc.
- 14.f. Potential demand for regional transit to expand to serve the development. Potential demand to expand mosquito abatement and vector control programs.
- 15.a.b. The project may require substantial amounts of energy that may not be available either in the local network or generating source capacity.
- 16.a.b.c. The area is primarily planned for low density residential land uses.
d.e.f. However, dependent upon the adopted floodplain treatment the project may substantially affect the existing or planned infrastructure. An assessment district will need to be formed to connect laterals to trunk lines.



- 17.a.b. The project may create a potential health hazard as a result of impacts on the level of air quality. If the floodplain remains in open space, mosquitos and rodents may pose a health hazard. Additionally, pesticides and herbicides used on urban flora may affect water quality and pose a health hazard to those individuals recreating in the floodplain-open space.
19. If the floodplain is retained as public open space, the project will provide additional recreational opportunities.
- 20.a.b.c. An archaeological/historical survey will be required to determine if archaeological artifacts or structures of historic significance are contained on site. If no significant surface artifacts are found, the site may yield subsurface artifacts to less than significant effect, the following measure shall be required: If unusual amounts of bone, stone or artifacts are uncovered, work within fifty meters of the area will cease immediately and consult a qualified archaeologist to develop, if necessary,, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes.
- 21.a. The project has the potential to degrade the water and air quality of the environment, to reduce the habitat of a fish or wildlife population in the Laguna Creed floodplain and Beach Lake to drop below self-sustaining levels, to threaten to eliminate a plant or animal community, to reduce or restrict the range of a rare or endangered plant or animal or to eliminate important examples of California history or prehistory as a result of increased residential density, additional office and commercial land uses, and modification of the Laguna Creek floodplain.
- 21.b. The project may provide recreational open space but maintenance of the floodplain may represent a long-term fiscal impact for either a howeowners' association or the City. The proposed residential units will provide additional housing but may adversely impact air quality, reduce water quality, and exceed roadway, sewer and water infrastructure capacities.
- 21.c. The project has a number of individual impacts,, including the following: modification of the natural Laguna Creek floodplain; increased vehicle trips and accompanying increase in auto emissions; fuel consumption and exceeding the capacity of roadways; decline in the levels of water quality and alteration of the ecosystems of the Laguna Creek floodplain and Beach Lake; expansion of urban services; promote growth-inducing impacts of additional development in the Laguna Creek area. These aspects have potential individual impacts that may be significant effects individually but together have potentially significant cumulative impacts.



- 21.d. The proposed project may result in increased auto trips which would impact the level of air quality. The herbicides and pesticides used to maintain urban flora may pose a health hazard to recreators in the Laguna Creek floodplain-open space and Beach Lake.

Determination

Laguna Creek Project is a feasibility study that may have a number of significant cumulative impacts, as identified in the above evaluation.

The project proposes to facilitate the urbanization of approximately 700± acres within Laguna Creek floodplain. The development of this area may impact the demand for municipal services, the levels of air and water quality, aesthetic effects, increase traffic, expose people to flooding and diminish riparian habitat and alter an existing floodplain. These impacts need to be assessed with regard to environmental effects and fiscal impacts.

Both the 1974 General Plan and the 1968 Valley Hi Community Plan call for channelization of the Laguna Creek floodplain. The County's Laguna Creek Community Plan designates a natural floodplain as defined by the U.S. Army Corps of Engineers. The Montgomery Study, as adopted by the Board of Supervisors, recommends a 1500± foot wide natural floodplain. The County has, in the past, recommended that the City adopt the natural floodplain concept. Construction, operation and maintenance costs will need to be assessed for each floodplain treatment. Both the McHarg and Montgomery studies will require review. A major consideration of the environmental document will be an evaluation of the engineering, economic and environmental effects of the three floodplain treatments discussed above.



City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: City's 1984-89 Capital Improvements Program (M84-019)

SUMMARY


The Department of Finance has scheduled hearings before the Budget and Finance Committee to review the Capital Improvement Program (CIP) on March 27, April 3, and April 10, 1984. Since it prefers to have Planning Commission comments heard on April 3, a transmittal report must be submitted no later than March 23. In order to meet this timeframe, the Planning Commission should appoint a three-member subcommittee on March 8 to review the Capital Improvements Program with staff.

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RECOMMENDATION

The Planning Commission should appoint a subcommittee to review the Capital Improvement Program and report back to the Commission on March 15, 1984.

Respectfully submitted,


Mike Lake
Senior Planner

