

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: **PREPARATION OF A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT
FOR DELTA SHORES PLANNED UNIT DEVELOPMENT (P88-446)**

SUMMARY

The City Planning Division has received an application for a planned unit development modification on 673¹/₂ acres located approximately one mile south of Meadowview Road, east and west of J-5 and adjacent to the town of Freeport. As proposed, the project consists of the following:

- 3.02 million square feet of manufacturing research and development (high technology) land uses with a maximum of 35% office use on 277 acres;
- 693,000 square feet of commercial use on 62 acres;
- 1,181 single family detached residences on 169 acres;
- 1,689 multi-family dwelling units on 122 acres.

The site is currently vacant and is designated for 320 acres of Manufacturing, Research and Development (MRD), 42 acres of Commercial (C2), and 176 acres of Multi-Family (R2A), all with a Planned Unit Development (PUD) Overlay, in the 1986 Airport-Meadowview Community Plan and in the 1986-2006 General Plan. The proposal is a project pursuant to CEQA and will require the preparation of an EIR.

The firm of Nichols-Berman is preparing the EIR. The City did not solicit proposals from other firms, based on the Consultant's familiarity with project and issues, their ability to complete the EIR in a timely manner and the applicant's request that Nichols-Berman be the sole source of proposals to prepare the EIR.

City Planning staff has prepared an outline addressing the scope and content of the EIR (see attachment). On November 21, 1988 this outline was distributed with the Notice of Preparation to Federal, State, County and City agencies as well as interested community groups and individuals.

This report is for the Commission's information and does not require any action.

Respectfully submitted,



Lisa Pyzel
Assistant Planner

LP:ob

P88-446

February 9, 1989

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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

November 21, 1988

NOTICE OF PREPARATION OF A DRAFT SUBSEQUENT
ENVIRONMENTAL IMPACT REPORT FOR THE DELTA SHORES
PLANNED UNIT DEVELOPMENT (P88-446)

To Interested Persons:

The Sacramento City Planning Division is the lead agency for a Subsequent Environmental Impact Report (EIR) for Delta Shores Planned Unit Development. The project consists of the following:

- 3.02 million square feet of manufacturing, research, and development (high technology) land uses with a maximum of 35% office use on 277 acres
- 693,000 square feet of commercial use on 62 acres
- 1,181 single family detached residences on 169 acres
- 1,880 multi-family dwelling units on 122 acres

The project site is bounded on west by Freeport Boulevard (State Route 160), on the north by the existing GTE facility and vacant land zoned for future residential land use, on the south by the Sacramento Regional Sanitation District treatment plant, and on the east by agricultural land planned for future residential land uses. I-5 bisects the site from north to south along the west side of the project site. The project is within the Airport-Meadowview Community Plan Area of Sacramento. The site is currently vacant and is designated for 320 acres of Manufacturing, Research, and Development (MRD), 42 acres of commercial and 176 acres of multi-family in the Airport-Meadowview Community Plan and the 1986-2006 General Plan (See Attachment C).

The Subsequent EIR will address significant changes and/or alterations in land use, transportation and circulation, air quality, noise, population, employment and housing, public facilities and services, water quality and flooding, visual considerations, and energy usage that have occurred since the original proposal was analyzed in the previous Delta Shores Village EIR (SCH # 81111255).

The alternatives to be discussed along with the project as currently proposed, include the originally proposed Delta Shores Village Alternative, the originally approved Delta Shores Village, and the No Project (Existing Conditions) Alternative. The alternatives are as follows:

Delta Shores Village - As Approved, which consists of 320 acres of high technology (MRD), 42 acres of commercial/retail uses, and 176 acres of multi-family residential uses. This approval included open space between the town of Freeport and the north-south roadway west of I-5 and east of Freeport Blvd. (St. Rt. 160) (See Attachment D).

Delta Shores Village - As Proposed, which consists of 350 acres of high technology (MRD) uses, 36 acres of commercial uses, 98 acres of office, and 113 acres of multi-family residential uses. This alternative includes multi-family land uses adjacent to the town of Freeport (See Attachment E).

The City is distributing the proposed scope of environmental issues that will be addressed in the Draft Subsequent EIR for a 30-day public review period pursuant to CEQA (Section 15082) to all agencies and persons on the attached distribution list. A Project Description and environmental aspects to be analyzed are outlined in Attachment A. The City would appreciate receiving any additional considerations that you feel should be addressed in the Draft Subsequent EIR. Please forward written comments to the City by December 21, 1988.

City of Sacramento
Environmental Planning Section
1231 I Street, Room 300
Sacramento, California 95814
ATTENTION: Lisa Pyzel

The City has retained the consulting firm of Nichols-Berman to prepare the Subsequent EIR. This firm may contact you regarding your comments, and any assistance you can provide them is appreciated.

The City anticipates the Draft Subsequent EIR will be circulated for public review in April, 1989. Please contact me at the above address or by phone (916) 449-2037 if you have any questions regarding this matter.

Thank you,

Lisa Pyzel

Lisa Pyzel
Planner

Distribution List
Delta Shores Subsequent EIR
P88-446

Attachment B

CA DWR Reclamation Board
1416 9th Street
P.O. Box 388
Sacramento, CA 95802
ATTN: General Manager

CA Dept of Fish and Game
1701 Nimbus Drive
Rancho Cordova, CA 95670
ATTN: James Messersmith

CA DWR Flood Management
1416 9th Street
Sacramento, CA 95814
ATTN: Chief of Flood Operat

California Highway Patrol
11336 Trade Center Drive
Rancho Cordova, CA 95670
ATTN: Valley Division

CA Dept of Transportation
P.O. Box 942874
Sacramento, CA 95273
ATTN: Jack Kemmerly

CA Dept of Transportation
District 3
P.O. Box 911
Marysville, CA 95901
ATTN: Brian Smith

Scenic Highway Program
Coordinator
1120 N Street
Sacramento, CA 95814
ATTN: Coordinator

CA Waste Management Board
1020 9th Street, Suite 300
Sacramento, CA 95814
ATTN: Community Assistance

Federal Highway Admins.
P.O. Box 1915
Sacramento, CA 95814
ATTN: Michael Cook

U.S. Army Corps of Engineers
650 Capitol Mall
Sacramento, CA 95814-4794
ATTN: Col. Wayne Scholl

U.S. Fish & Wildlife Service
2800 Cottage way, Room E1803
Sacramento, CA 95825
ATTN: James McKevitt

U.S. Bureau of Reclamation
2800 Cottage Way
Sacramento, CA 95825
ATTN: David Houston

Environmental Protection Agency
215 Fremont Street
San Francisco, CA 94105
ATTN: Nancy Dubbs

Yolo County Comm. Development
292 West Beamer Street
Woodland, Ca 95695
ATTN: Director

Sacramento-Yolo Mosquito
Abatement
1650 Silica Avenue
Sacramento, CA 95815
ATTN: Cal Rourke

City of West Sacramento
P.O. Box 966
West Sacramento, CA 95691
ATTN: Gene Roh

South Sacramento Planning
Council
50 Goodwin Court
Sacramento, CA 95823
ATTN: Diane Smith

Natomas Community Assoc.
520 Garden Highway
Sacramento, CA 95833
ATTN: Ray Tretheway

Southside Neighborhood Comm.
P.O. Box 161697
Sacramento, CA 95816
ATTN: JOnel Jorgensen

SMUD
P.O. Box 15830
Sacramento, CA 95813
ATTN: Paul Olmstead

Pacific Bell
3600 Marconi Ave. Room 2N003
Sacramento, CA 95851

General Telephone
P.O. Box 176
Courtland, Ca 95615
ATTN: District Manager

P G and E
P.O. Box 7444
Sacramento, CA 95826
ATTN: Keith Lamb

ECOS
1823 11th Street
Sacramento, CA 95814
ATTN: David Mogavero

Sacramento Audubon Society
4633 Q Street
Sacramento, CA 95819
ATTN: Alta Tura

Lung Association
909 12th Street
Sacramento, CA 95814
ATTN: Jane Hagedorn

California Native Plant
Society
4201 62nd Street
Sacramento, CA 95820
ATTN: Lorraine Van Kekeriz

Sierra Club
1360 Perkins Way
Sacramento, CA 95818
ATTN: Vickie Lee

Transportat or Coalition
909 12th Street
Sacramento, CA 95814
ATTN: Steve Sanders

Toxic Alliance
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Sacramento City Council
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Sacramento City Fire Dept.
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Sacramento, CA 95823

CA Dept of General Services
400 P Street, Suite 3460
Sacramento, CA 95814
ATTN: James R. Hargrove

CA Air Resources Board
P.O. Box 2815
Sacramento, CA 95812
ATTN: Bob Fletcher

CA Transportation Comm.
1120 N Street
Sacramento, CA 95814
ATTN: Doug Smith

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Council Member District 8
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Christine Olson
Public Information Officer
City Manager's Office
915 I Street, Room 109
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Delta Advisory Planning Council
Contra Costa Co. Planning Dept.
651 Pine Street
Martinez, CA 94533

CA Dept of Water Resources
1416 9th Street
P.O. Box 388
Sacramento, CA 95802
ATTN: Planning Division Chief

Local Environmental Health
Program
2151 Berkeley Way #613
Berkeley, CA 94704
ATTN: Lerome S. Lukas

CA Department of Parks and
Recreation-Cultural Res.
P.O. Box 2340
Sacramento, CA 95811

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City of Sacramento
915 I Street, Room 109
Sacramento, CA 95814

Mel Johnson
Director of Sacramento
Works Department
915 I Street, Room 207
Sacramento, CA 95814

Stanley Rodriguez
8160 Freeport Blvd.
Sacramento, CA 95832

Elk Grove Unified
School District
8820 Elk Grove Blvd.
Elk Grove, CA 95624

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Sacramento Parks and
Community Services
1231 I Street, Room 400
Sacramento, CA 95814

Bill Edgar-Executive Director
Sacramento Housing and
Redevelopment Agency
630 I Street
Sacramento, CA 95814

Hinda Chandler
Regional Transit
P.O. Box 2110
Sacramento, CA 95810

Office of Planning & Research
1400 10th Street
Sacramento, CA 95814
Attn: David C. Nunenkamp

CA Regional Water Quality
Control Board
3443 Routier Road
Sacramento, CA 95827-3098
ATTN: William Crooks

CA Department of Parks and
Recreation-Env. Review
P.O. Box 2390
Sacramento, CA 95811
ATTN: James M. Doyle

CA Public Utilities Comm.
350 McAllister St.
San Francisco, CA 94102
ATTN: Robert S. Tich

2206 K Street, Suite 2
Sacramento, CA 95814
ATTN: Trudy Schafer

Sacramento Bee
P.O. Box 15779
Sacramento, CA 95813
ATTN: City Desk

Sacramento Union
301 Capitol Mall
Sacramento, CA 95812
ATTN: Lew Phalen

The Business Journal
2030 J Street
Sacramento, CA 95814
ATTN: Mike McCarthy

Suttertown News
2791 24th st., Room 16
Sacramento, CA 95818
ATTN: Tim Hoyt

Dennis O'Bryant-Environment
Program Coordinator
CA Dept of Conservation
1416 9th Street, Room 1326
Sacramento, CA 95814

Wendy Hoyt-Asst. Gen. Mgr.
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Sacramento, CA 95810-2110

Gail Kobetich
Sacto Endangered Species Off.
U.S. Fish & Wildlife Service
2800 Cottage Way, Room E-1823
Sacramento, CA 95825

CA Department of Housing and
Community Development
921 10th Street
Sacramento, CA 95814
ATTN: Dave Williams

CA Dept of Conservation
1416 9th St. 13th Floor
Sacramento, CA 95814
ATTN: Sacramento Office

CA State Lands Commission
1807 13th Street
Sacramento, CA 95814
ATTN: Herb Maricle

ATTACHMENT A

PROJECT DESCRIPTION AND ENVIRONMENTAL ASSESSMENT FOR DELTA SHORES SUBSEQUENT EIR

Project Description

The applicant is proposing to alter the land use configurations from that approved in the original Delta Shores Village planned unit development approved in 1984. This includes rezoning, subdivision of the land, abandonment of two streets, an amendment to the Planned Unit Development, and Development Agreement. The revised plan will allow for 3.02 million square feet of manufacturing, research and development, (35% office); 693,000 square feet of commercial use; 1,181 single family detached residences; and 1,880 multi-family units.

The project requires the following entitlements:

- A General Plan amendment from Low Density Residential to Manufacturing, Research and Development; from Parks, Recreation and Open Space to Low Density Residential; from Regional commercial and Offices to Manufacturing, Research and Development; and from Industrial-Employee Intensive to Low Density Residential:
- An Airport-Meadowview Community Plan amendment from Residential (7 to 15 DU/NET AC) to High Tech Industrial and Residential (11 to 21 DU/NET AC); from High Tech Industrial to Residential (7 to 15 DU/NET AC); from Office to Manufacturing, Research and Development; from Residential (4 to 8 DU/NET AC) to Manufacturing, Research and Development; and from Agriculture/Open Space to Residential (7 to 15 DU/NET AC) and Commercial.
- Rezone 98 acres from MRD, SC, R-1-A and OS to 72.3 acres of MRD, 6.6 acres of C-1, and 11.4 acres of R-1, all located on the west side of I-5; rezone 513 acres from MRD, SC, HC, C-1, R-1, R-1-A and R-2-B to 205 acres of MRD, 23.7 acres of SC, 14.1 acres of HC, 8.8 acres of C-1, 182.4 acres of R-1, 55.5 acres of R-1-A, and 55.2 acres of R-2-B.
- An amendment to the Delta Shores Planned Unit Development reflecting the new land use configurations.
- Abandon a 2,250 foot long portion of a frontage road along the east side of I-5, and abandon a 530 foot long portion of Stonecrest Avenue between Freeport Boulevard and the north-south access road on the west of I-5.

- A Development Agreement between the City of Sacramento and the Developers of Delta Shores PUD.

Environmental Assessment

The Subsequent EIR will assess potential impacts associated with the project pursuant to the California Environmental Quality Act (CEQA) and the City EIR Guidelines.

The project will be evaluated in accordance with the following outline and any other environmental parameters necessary to comply with the requirements of CEQA Guidelines, Section 15126:

- A. Significant impacts which cannot be avoided.
- B. Significant environmental effects.
- C. Mitigation measures.
- D. Growth-inducing impacts.
- E. Relationship between short-term and long-term productivity.
- F. Alternatives. This section will assess the project with regard to the originally proposed project, the originally approved project, and the no project (base conditions) alternatives.
- G. Significant irreversible environmental changes.

Topics of Evaluation

Each of the following subject areas will be assessed in the Subsequent EIR using the existing condition or no project situation as the base case with the following alternatives: the originally proposed Delta Shores Village as studied in the previous EIR, and the originally approved Delta Shores Village. The analysis will be either a qualitative or quantitative level for the existing adopted City General Plan, City Zoning Ordinance and the Airport-Meadowview Community Plan.

1. LAND USE

- a. Compare the proposed project to the approved land use plan for Delta Shores Village. This discussion will focus on quantitative changes proposed for density, intensity, and impacts on the town of Freeport.

- b. Analyze the potential for land use compatibility conflicts between the proposed MRD which is adjacent to residentially zoned property, a future school site and an existing junior high school.
- c. Evaluate the potential impacts of odors generated by the Regional Sanitation Wastewater Treatment Plant adjacent to the south side of the project site.
- d. Identify and map projects, including State projects such as freeway improvements, which are existing, approved and planned for the vicinity. Compare with the existing, approved and planned projects in the vicinity that were studied in the previous EIR.
- e. Analyze market demand, absorption rates and vacancy rates for manufacturing, research and development complexes and compare to national trend.
- f. Inventory manufacturing, research and development ("high tech") complexes' utilization in the greater Sacramento area with regards to future growth trends. Forecast demand for high tech areas for 5 and 10 year futures.

2. TRANSPORTATION

- a. Review existing traffic conditions through most current transportation reports available from the City and from CALTRANS. This review will include existing and proposed street and highway networks, and possible connections and alignments to future roads in the vicinity.
- b. Determine the traffic generation potential from the project. Compare this generation to those studied in the previous EIR.
- c. Conduct three analyses that include the a.m. and p.m. peak hour and LOS for the intersections studied in the previous EIR, showing a) existing conditions, b) existing conditions and project-induced traffic, and c) existing, project and cumulative traffic from approved, planned and proposed projects in the vicinity.

City Planning Commission
Sacramento, California

Members in Session:

Subject: P84-227 , SE corner of Azevedo Dr., and San Juan Road

The staff requests this item be continued to the March 9, 1989
Commission meeting.

Respectfully submitted,

ART GEE
Art Gee
Principal Planner

- d. Analyze the project's relationship to transit facilities, in particular the Light Rail right-of-way proposed along Huntington Boulevard. This discussion will include analysis of interconnection with planned light rail systems in the south area, and the possible need for additional light rail stations that would serve the project.
- e. Develop appropriate mitigation measures to reduce the impacts of additional traffic to less than significant levels.
- f. Evaluate the potential effects of the proposed circulation system with regards to communitywide circulation.

3. AIR QUALITY

- a. Evaluate potential air quality impacts and determine localized deterioration of ambient air quality along roadways surrounding the site and within the site through estimates of increased CO levels from vehicle emissions.
- b. Compare projected increased CO levels with State and Federal standards to determine the potential for exceeding such standards.
- c. Develop appropriate mitigation measures to minimize the deterioration of ambient air quality and attain indoor standards.

4. NOISE

- a. Identify all sensitive noise receptors in the project vicinity.
- b. Estimate existing and future noise levels along I-5, the interior loop road, and Huntington Boulevard using noise modeling techniques specified by the U.S. Department of Housing and Urban Development.
- c. Evaluate noise levels generated by the project with respect to standards defined in the City's General Plan Noise Element and Noise Ordinance as well as those established by the appropriate regulatory agencies (i.e., State, Federal).
- d. Prepare appropriate noise abatement measures for long-term noise levels resulting from daily business operations.

5. POPULATION, HOUSING AND EMPLOYMENT

- a. Forecast jobs generated by the project according to employment category and compare to those studied in the previous Delta Shores Village EIR.
- b. Analyze the number of housing units needed to house the Delta Shores employees. This discussion should include the number of low to moderate income dwelling units required in both rental and owner-occupied markets.
- c. Evaluate the potential impact of the project on recently approved residential development south of the project site in terms of compatibility and jobs-housing balance.

6. PUBLIC FACILITIES AND SERVICES

- a. Estimate water usage of new development, with particular emphasis on water usage by high technology industries. Discuss impacts associated with construction of a new water distribution and transmission system.
- b. Identify sewerage flow from the proposed site, with particular emphasis on discharge from high technology users. This discussion should include possible hazardous material discharge from high technology users.
- c. Identify the need for hazardous materials plans and the impacts on public services.

7. WATER QUALITY

- a. The use of hazardous materials associated with high technology users could result in significant impacts to ground water quality. Discuss measures for the safe storage and handling hazardous materials to reduce the impacts to ground water.
- b. Estimate the potential deterioration in water quality with respect to the habitat of the Giant Garter snake along the lower reaches of Beachy Lake.

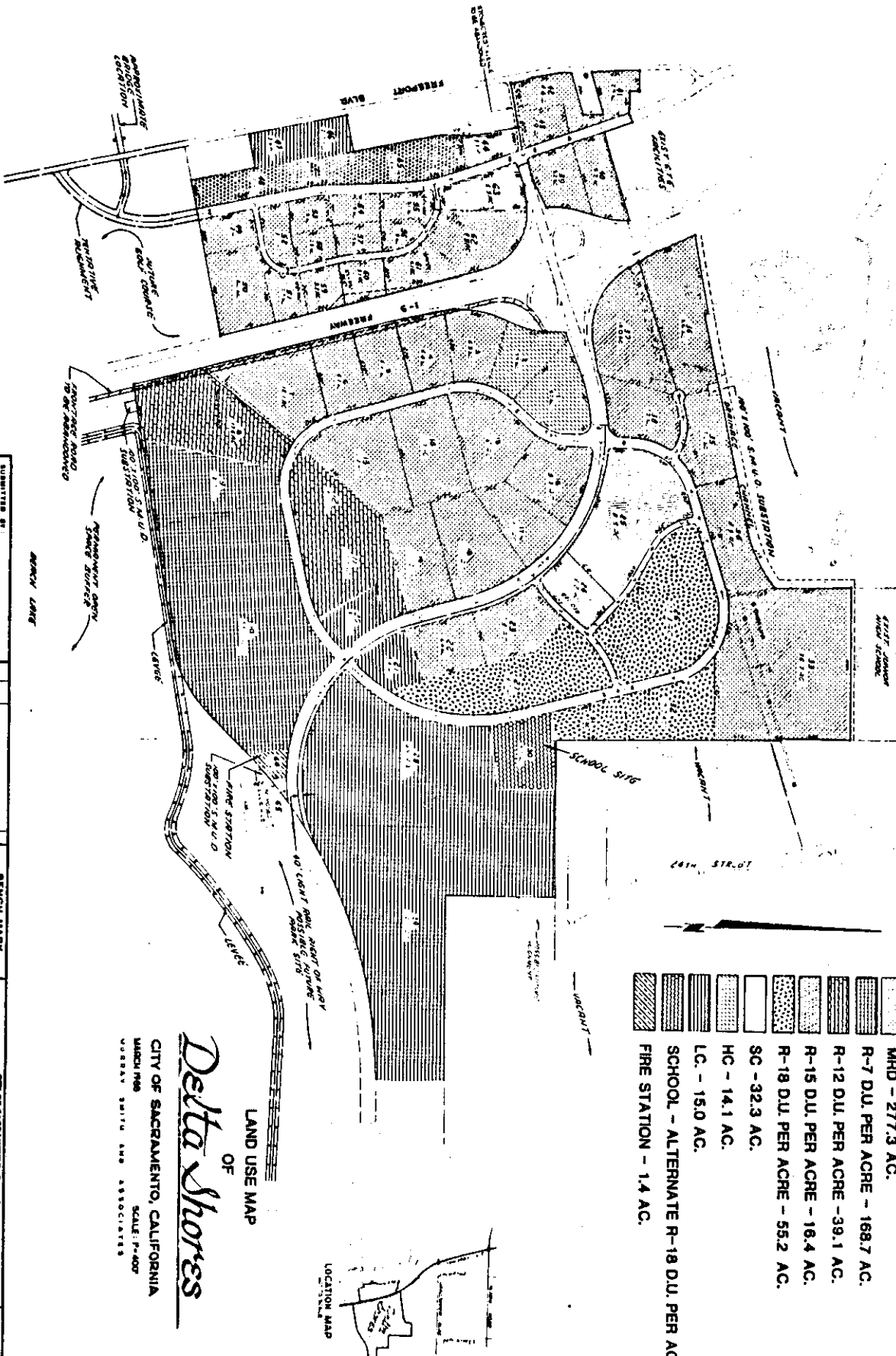
- c. Recommend mitigation measures that would reduce potential water quality impacts to less than significant levels.

8. VISUAL CONSIDERATIONS











- a. Evaluate the visual impacts of the project using street level sketches and photographs from several locations on the site and from I-5.
- b. Analyze possible design guidelines to reduce potential impacts to vistas from I-5 and the town of Freeport.

9. ENERGY

- a. Evaluate long-term and short-term impacts on energy consumption. This discussion will include energy conservation measures to be integrated into the overall Delta Shores design.



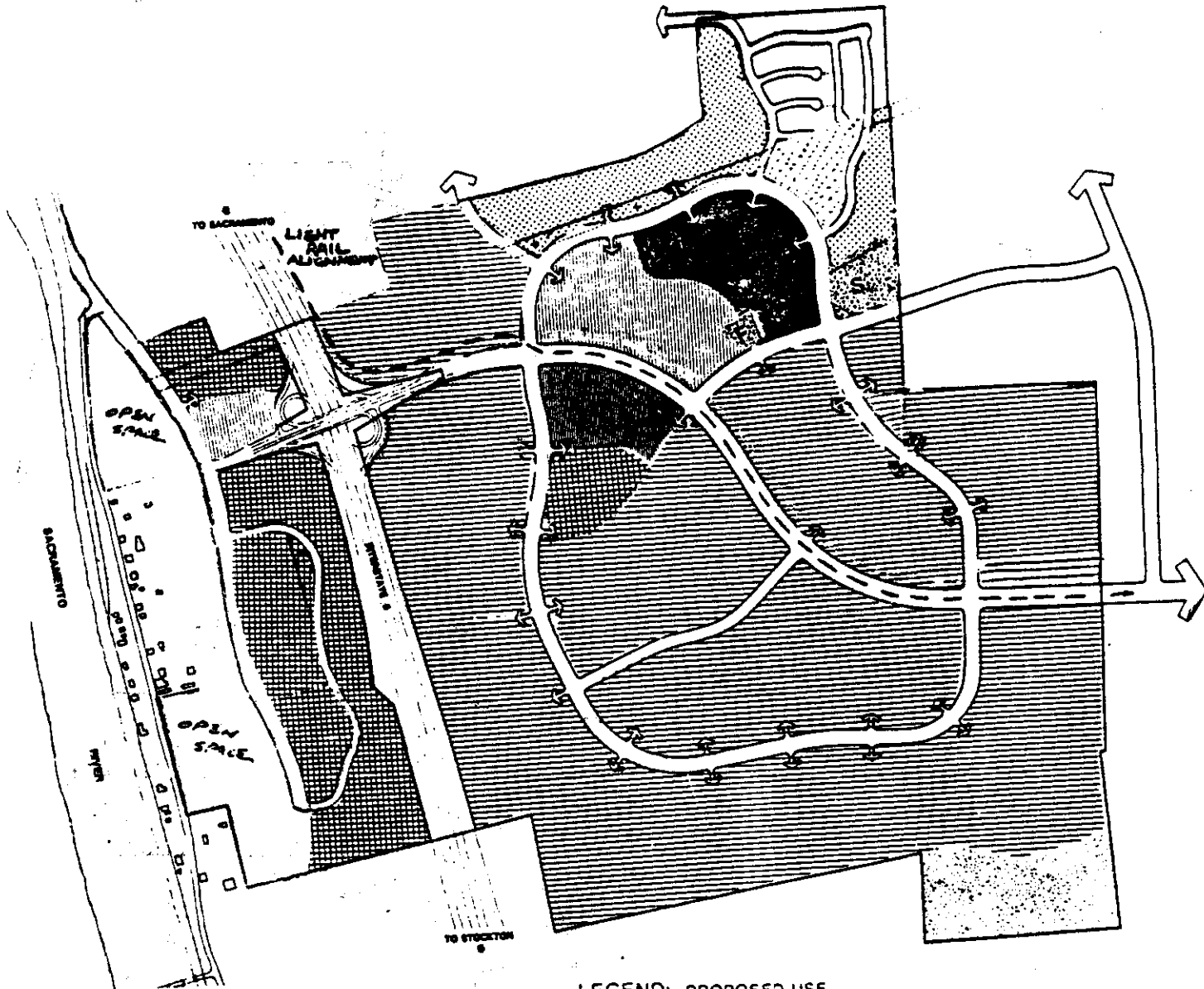
LAND USE TABLE

-  MRD - 277.3 AC.
-  R-7 D.U. PER ACRE - 189.7 AC.
-  R-12 D.U. PER ACRE - 39.1 AC.
-  R-15 D.U. PER ACRE - 18.4 AC.
-  R-18 D.U. PER ACRE - 55.2 AC.
-  SC - 32.3 AC.
-  HC - 14.1 AC.
-  LC. - 15.0 AC.
-  SCHOOL - ALTERNATE R-18 D.U. PER ACRE - 8.0 AC.
-  FIRE STATION - 1.4 AC.















SUBMITTED BY Shapiro & Smith A PROFESSIONAL ENGINEERING FIRM			CITY OF SACRAMENTO, CALIFORNIA		
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
BENCH MARK			SCALE: P-400'		

Delta Shores
OF
CITY OF SACRAMENTO, CALIFORNIA
SCALE: P-400'
MARCH 1988
CARRAVANT SMITH AND ASSOCIATES





LEGEND: PROPOSED USE

-  **HI-TECH RESEARCH & DEVELOPMENT**
-  **COMMERCIAL**
-  **CONVENIENCE & SPECIALTY**
-  **COMMERCIAL FINANCE**
-  **HOTEL CONVENTION**
-  **PRIVATE RECREATION**
-  **GARDEN OFFICE**
- RESIDENTIAL**
-  **MULTI-FAMILY**
-  **TOWNHOUSE**
-  **DUPLEX CONDOMINIUM**
-  **PATIO HOMES**
- PUBLIC QUASI-PUBLIC**
-  **ELEMENTARY SCHOOL**
-  **FIRE STATION**
-  **PARK**

VALLEY CENTER 1
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Attachment E

