

City Planning Commission
Sacramento, California

Honorable Members in Session:

SUBJECT: PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE ESPLANADE
CENTRE (P89-036)

The City Planning Department has received an application to develop a shopping center on a 16.64+ acre site located at the northwest corner of Northgate Boulevard and San Juan Avenue in the South Natomas Community. At full buildout, the project would contain 173,375+ square feet of retail space and parking for 870 vehicles. Possible tenants listed by the applicant consist of a supermarket or home improvement center, drug store, medical offices, fast foot restaurants, a gas station, and various small shops.

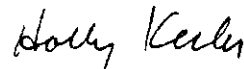
The site is presently included within the Sunset Meadows Planned Unit Development and is zoned Multi-Family (R-3-PUD) which allows for 144 apartment units on 10 acres and Office Building (OB-PUD) on the remaining 6.64+ acres. The site was once the planned location for a community hospital and is consequently designated for General Public Facilities in the South Natomas Community Plan and Public/Quasi-Public-Miscellaneous on the City's General Plan. Presently, the site is vacant.

The firm of Jones and Stokes Associates prepared the draft EIR for the South Natomas Community Plan and 11 related projects, one of which was the community hospital. Jones and Stokes has been selected to prepare the EIR for the Espanade Centre project, due to their familiarity with the site specific issues, their ability to complete the EIR in a timely manner, and the applicant's request that they 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 C). On March 20, 1989, this outline was distributed with the Notice of Preparation to Federal, State, County and City agencies, as well as interested community groups and neighbors of the project site.

This report is provided for the information of the Commission and does not require any action.

Respectfully submitted,



Holly Keeler
Associate Planner



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

March 20, 1989

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

MEMORANDUM

To: Interested Persons

From: Holly Keeler *HK*

Subject: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
ESPLANDE CENTRE (P89-036)

The Sacramento City Planning Division is the lead agency for the preparation of an Environmental Impact Report (EIR) for the development of a shopping center on a 16.64+ acre site located at the northwest corner of Northgate Boulevard and San Juan Avenue in the South Natomas community. A location map is attached. At full buildout, the project would contain 173,375+ square feet of retail space and parking for 870 vehicles. Tenants have not yet been secured to lease the buildings, however, possible tenants could include a supermarket or a home improvement center, drug store, medical offices, fast food restaurants, a gas station, and various small shops. The project site plans, landscape plans, design elevations and parcel map are attached.

The site is presently included within the Sunset Meadows Planned Unit Development and is zoned Multi-family (R-3 PUD) which allows for 144 apartment units on 10 acres and Office Building (OB-PUD) on the remaining 6.64+ acres. The site was once the planned location for a community hospital and is consequently designated for General Public Facilities in the South Natomas Community Plan and Public/Quasi-Public-Misc. on the City's General Plan. Presently the site is vacant.

City Planning staff have prepared an outline addressing the scope and content of the EIR (see Attachment C). Should you feel that additional topics should be discussed in the EIR, please contact:

1. Project Title: Esplanade Centre
2. Lead Agency: Sacramento City Planning
3. Contact Person: Holly Keeler
3a. Street Address: 1231 J Street 3b. City: Sacramento
3c. County: Sacramento 3d. Zip: 95814 3e. Phone: (916) 449-2037 ext

PROJECT LOCATION 4. County: Sacramento 4a. City/Community: South Natomas
4b. Assessor's Parcel No. 250-010-02, 4c. Section 250-010-70, 250-3A0-33
Top. _____ Range _____

5a. Cross Streets: Northwest corner of Northgate Blvd. and San Juan Avenue 5b. For Rural, Nearest Community: _____
6. Within 2 miles: a. State Hwy # I-80 b. Air-ports _____
c. Rail-ways Western Pacific Railroad d. Water-ways Natomas East Main Drainage

- | | | |
|--|--|---|
| 7. DOCUMENT TYPE | 8. LOCAL ACTION TYPE | 9. DEVELOPMENT TYPE |
| <u>CEQA</u> | | <u>American</u> |
| 01. <input checked="" type="checkbox"/> <u>NOP</u> | 01. <input type="checkbox"/> General Plan Update | 01. <input type="checkbox"/> Residential: Units _____ Acres _____ |
| 02. <input type="checkbox"/> Early Cons | 02. <input type="checkbox"/> New Element | 02. <input type="checkbox"/> Office: Sq. Ft. _____ Acres _____ Employees _____ |
| 03. <input type="checkbox"/> Neg Dec | 03. <input checked="" type="checkbox"/> General Plan Amendment | 03. <input checked="" type="checkbox"/> Shopping/Commercial: Sq. Ft. <u>173,373</u> Acres <u>16.64</u> Employees <u>unknown</u> |
| 04. <input type="checkbox"/> Draft EIR | 04. <input type="checkbox"/> Master Plan | 04. <input type="checkbox"/> Industrial: Sq. Ft. _____ Acres _____ Employees _____ |
| 05. <input type="checkbox"/> Supplement/ Subsequent EIR (Prior SCH No.: _____) | 05. <input type="checkbox"/> Annexation | 05. <input type="checkbox"/> Water Facilities: MGD _____ |
| | 06. <input type="checkbox"/> Specific Plan | 06. <input type="checkbox"/> Transportation: Type _____ |
| | 07. <input checked="" type="checkbox"/> Community Plan Amendment | 07. <input type="checkbox"/> Mining: Mineral _____ |
| | 08. <input type="checkbox"/> Redevelopment | 08. <input type="checkbox"/> Power: Type _____ Watts _____ |
| | 09. <input checked="" type="checkbox"/> Rezone | 09. <input type="checkbox"/> Waste Treatment: Type _____ |
| | 10. <input checked="" type="checkbox"/> Land Division (Subdivision, Parcel Map, Tract Map, etc.) | 10. <input type="checkbox"/> OCS Related |
| | 11. <input checked="" type="checkbox"/> Use Permit | 11. <input type="checkbox"/> Other: _____ |
| | 12. <input type="checkbox"/> Waste Mgmt Plan | |
| | 13. <input type="checkbox"/> Cancel Ag Preserve | |
| | 14. <input type="checkbox"/> Other | |
| | | |

10. TOTAL ACRES: 16.64 11. TOTAL JOBS CREATED: unknown

- | | | |
|---|---|--|
| 12. PROJECT ISSUES DISCUSSED IN DOCUMENT | 15. <input type="checkbox"/> Septic Systems | 23. <input checked="" type="checkbox"/> Water Quality |
| 01. <input checked="" type="checkbox"/> Aesthetic/Visual | 16. <input checked="" type="checkbox"/> Sewer Capacity | 24. <input checked="" type="checkbox"/> Water Supply |
| 02. <input type="checkbox"/> Agricultural Land | 17. <input type="checkbox"/> Social | 25. <input type="checkbox"/> Wetland/Riparian |
| 03. <input checked="" type="checkbox"/> Air Quality | 18. <input checked="" type="checkbox"/> Soil Erosion | 26. <input checked="" type="checkbox"/> Wildlife |
| 04. <input checked="" type="checkbox"/> Archaeological/Historical | 19. <input checked="" type="checkbox"/> Solid Waste | 27. <input type="checkbox"/> Growth Inducing |
| 05. <input type="checkbox"/> Coastal Zone | 20. <input type="checkbox"/> Toxic/Hazardous | 28. <input checked="" type="checkbox"/> Incompatible Landuse |
| 06. <input type="checkbox"/> Economic | 21. <input checked="" type="checkbox"/> Traffic/Circulation | 29. <input checked="" type="checkbox"/> Cumulative Effects |
| 07. <input type="checkbox"/> Fire Hazard | 22. <input checked="" type="checkbox"/> Vegetation | 30. <input type="checkbox"/> Other |
| 08. <input type="checkbox"/> Flooding/Drainage | | |
| 09. <input checked="" type="checkbox"/> Geologic/Seismic | | |
| 10. <input checked="" type="checkbox"/> Jobs/Housing Balance | | |
| 11. <input type="checkbox"/> Minerals | | |
| 12. <input checked="" type="checkbox"/> Noise | | |
| 13. <input checked="" type="checkbox"/> Public Services | | |
| 14. <input checked="" type="checkbox"/> Schools | | |

13. PENDING (approx) Federal \$ _____ State \$ _____ Total \$ _____

14. PRESENT LAND USE AND ZONING: General Plan - Public/Quasi-Public Misc.; Community Plan - General Public Facilities; Zoning - Office Building Planned Unit Development (OB-PUD) 6.74 acres, and Multi-Family Planned Unit Development (R-3 PUD) 10 acres; Site is presently vacant.

15. PROJECT DESCRIPTION: Amend General Plan from Public/Quasi-Public Misc. to Community Neighborhood and Office, amend Community Plan (South Natomas) from General Public Facilities to Commercial, Rezone from R-3 PUD and OB-PUD to Shopping Center-SC PUD, Special Permit to develop 173,375 sq. ft. shopping center on 16.74 vacant acres.

16. SIGNATURE OF LEAD AGENCY REPRESENTATIVE: Holly Keeler

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number from a Notice of Preparation or previous draft document, please fill it in.

Holly Keeler or Lisa Pyzel
Sacramento City Planning Division
Environmental Section
1231 "I" Street, Room 300
Sacramento, CA 95814

Alternatively, you may contact Holly or Lisa at (916) 449-2037 exts. 42 or 44.
Please respond no later than 5:00 p.m., April 20, 1989.

HK:ob

attachments

Distribution List/Esplanade Center
P89-036

Ms. Debra Canadas
PG&E
P. O. Box 277444, Rm. 128
Sacramento, CA 95827

Mel Johnson, Director
Dept. of Public Works
915 I Street, Room 207
Sacramento, CA 95814

Pacific Bell
3600 Marconi Ave., Room 2N00
Sacramento, CA 95851

David M. Shore
Council Member, District 1
915 I Street, Room 205
Sacramento, CA 95814

Betty Masuoka
Finance Director
City of Sacramento
915 I Street, #14
Sacramento, CA 95814

David Martinez
Deputy City Mgr.
915 I Street, Room 109
Sacramento, CA 95814

Walter J. Slipe, City Mgr.
City of Sacramento
915 I Street, Room 109
Sacramento, CA 95814

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

Tim Washburn
City Attorney's Office
812 10th St., Room 20
Sacramento, CA 95814

Dave Pelser
Sacramento City Solid Waste
1231 I Street, Room 103
Sacramento, CA 95814

Ken DeCrescenzo
Regional Transit
P. O. Box 2110
Sacramento, CA 95810

Office of Planning/Research
1400 10th Street
Sacramento, CA 95814
ATT: John Keene

Pilka Robinson
Planning and Development
Regional Transit
P. O. Box 2110
Sacramento, CA 95810

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

Native American Heritage
Commission
915 Capitol Mall, Room 288
Sacramento, CA 95814
ATT: Exec. Secretary

PG&E
P. O. Box 7444
Sacramento, CA 95826
ATT: Keith Lamb

Jim Barclay
City Police Dept.
813 6th Street
Sacramento, CA 95814

Calif. Dept. of Fish & Game
1701 Nimbus Dr.
Rancho Cordova, CA 95670
ATT: James Messersmith

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

Gary Costamagna, Fire Chief
City of Sacramento Fire Dept.
1231 I Street, Room 401
Sacramento, CA 95814

Natomas Community Assoc.
P. O. Box 340451
Sacramento, CA 95834
ATT: Heather Fargo/Ray
Treathewa

Ron Henderson/Bob Binns
The Henderson Group
1610 Arden Way, Suite 145
Sacramento, CA 95864

Debbie Lazarus
Sacramento County Env. Health
8475 Jackson Road, Suite 240
Sacramento, CA 95826

Morton & Pitalo
1430 Alhambra Blvd.
Sacramento, CA 95816

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

1) APN 250-0390-033
Ron Henderson
1610 Arden Way 145
Sacramento, CA 95815

2) APN 250-010-069
Ron Henderson
1610 Arden Way 145
Sacramento, CA 95815

3) APN 250-010-070
Ron Henderson
1610 Arden Way 145
Sacramento, CA 95815

21) APN 250-0380-038
Camasura, Octavio/Antoinett
620 Turnstone Drive
Sacramento, CA 95834

22) APN 250-0380-039
Shafran, Lee/Marcia
610 Turnstone Drive
Sacramento, CA 95834

27) APN 250-0390-019
Kane, Christine/Joseph
730 Beechwood Way
Sacramento, CA 95834

32) APN 250-0404-019
Callahan, Gerald/Donna
3475 Larchwood Drive
Sacramento, CA 95834

34) APN 250-0404-009
Bennett, Tracy/Kim
18 Shady Lake Ct
Sacramento, CA 95834

37) APN 250-0405-005
Hughes, Michael/Wohla
1 Bent Oak Ct
Sacramento, CA 95834

45) APN 250-0390-023
Gagnon, Richard/Cynthia
3500 Larchwood Drive
Sacramento, CA 95834

46) APN 250-0390-024
Belasich, Deborah
3504 Larchwood Drive
Sacramento, CA 95834

47) APN 250-0360-021
Roche Biomedical Lab
231 Maple Ave
Burlington, NC 27215

48) APN 250-0360-020
Ullipalakua Ranch Inc
10969 Trade Center Drive
Rancho Cordova, CA 95670

49) APN 250-0121-001
Harman KFC Invest
199 1st Street 212
Los Altos, CA 94022

52) APN 250-0121-042
Carmical, Arlis etal
8606 Elwyn Ave
Elverta, CA 95626

55) APN 250-0160-036
Fong, Robert/Diane
2319 K Street
Sacramento, CA 95814

56) APN 250-0160-037
Fong, Robert/Diane
2319 K Street
Sacramento, CA 95814

57) APN 250-0160--26
P/L Properties
P. O. Box 24
Carmichael, CA 95608

59) APN 250-0160-028
North Rim Properties
5455 Bennett Valley Rd.
Santa Rosa, CA 94504

Morton and Pitalo
1430 Alhambra Blvd.
Sacramento, CA 95816

1 of 3

P 89036

11) APN 250-0380-005-0000
Torres, Danilo
645 Turnstone Drive
Sacramento, CA 95834

12) APN 250-0380-004-0000
Firenze, Dennis P. & Cheryl
1188 Smoke River Way
Sacramento, CA 95831

13) APN 250-0380-003-0000
Jones, Johnny, Jr. & Ester Ms.
625 Turnstone Drive
Sacramento, CA 95834

23) APN 250-0380-040-0000
Bowman, Lawrence R.
600 Turnstone Drive
Sacramento, CA 95834

4) APN 250-0010-079-0000
Rancho Natomas Apartments
575 2nd Street
Encinitas, CA 92024

14) APN 250-0380-002-0000
Jarvis, Russell E. & Pamela Ms
615 Turnstone Drive
Sacramento, CA 95834

24) APN 250-0390-034-0000
Del Paso Heights School Dis
575 Kesner Avenue
Sacramento, CA 95838

5) APN 250-0010-080-0000
Church of Jesus Christ L. D. S.
Tax Adm. 1001
50 E No. Temple 22 FL
Salt Lake City, UT 84150

15) APN 250-0380-001-0000
Wiles, Alice R.
605 Turnstone Drive
Sacramento, CA 95834

25) APN 250-0390-017-0000
Harr, Scott A. & Cindy M.
750 Beechwood Way
Sacramento, CA 95834

6) APN 250-0010-071-0000
K Mart Corporation
Paul Wehmeier
3100 W. Beaver Road
Troy, MI 48084

16) APN 250-0380-033-0000
Guertin, Leo E. & Clo
700 Turnstone Drive
Sacramento, CA 95834

26) APN 250-0390-018-0000
Cecchi, Terry L. & Karen L.
740 Beechwood Way
Sacramento, CA 95834

7) APN 250-0010-059-0000
Cook, Robert C.
1108 2nd Street
Sacramento, CA 95814

17) APN 250-0380-034-0000
Chung, Andrew P. S. & Caroline
K. L.
1923 34th Avenue
San Francisco, CA 94116

8) APN 250-0380-008-0000
Ko, Timothy W.
1483 40th Avenue
San Francisco, CA 94122

18) APN 250-0380-035-0000
Ko, Francis S. & King C.
1483 40th Avenue
San Francisco, CA 94116

28) APN 250-0390-020-0000
Binford, Herbert & Lena
720 Beechwood Way
Sacramento, CA 95834

9) APN 250-0380-007-0000
Bishop, Robert E.
665 Touchstone Drive
Sacramento, CA 95834

19) APN 250-0380-036-0000
Roble, Vhal
660 Turnstone Drive
Sacramento, CA 95834

29) APN 250-0404-022-0000
Espinoza, Michael Dan &
Johnnie F.
3487 Larchwood Drive
Sacramento, CA 95834

10) APN 250-0380-006-0000
Burroughs, Preston A. & Robin L.
655 Touchstone Drive
Sacramento, CA 95834

20) APN 250-0380-037-0000
Birtwell, Tom F. & Loretta S.
650 Turnstone Drive
Sacramento, CA 95834

30) APN 250-0404-021-0000
Fennimore, Richard Alan
3483 Larchwood Drive
Sacramento, CA 95834

250-0404-020-0000
Ott, Daniel & Susan L.
3479 Larchwood Drive
Sacramento, CA 95834

41) APN 250-0405-002-0000
Nearents, William G. & Joan M.
3484 Larchwood Drive
Sacramento, CA 95834

51) APN 250-0121-003-0000
Estes, Jay B. & Alice
3554 Northgate Blvd.
Sacramento, CA 95834

42) APN 250-0405-001-0000
Kiili, George M., Jr.
3488 Larchwood Drive
Sacramento, CA 95834

33) APN 250-0404-018-0000
Olsen, Erling William & Kim S.
3471 Larchwood Drive
Sacramento, CA 95834

43) APN 250-0390-021-0000
Moore, Larry L.
3492 Larchwood Drive
Sacramento, CA 95834

53) APN 250-0121-022-0000
Moss Land Co.
711 J Street
Sacramento, CA 95814

44) APN 250-0390-022-0000
Wille, Kurt & Elise
3496 Larchwood Drive
Sacramento, CA 95834

54) APN 250-0121-043-0000
Ardenmoor, et al
2410 Fair Oaks Blvd.
Sacramento, CA 95825

35) APN 250-0404-008-0000
Divine, James Edward &
Maria Cruz Camacho
22 Shady Lake Ct.
Sacramento, CA 95834

36) APN 250-0404-007-0000
Malmendier, Richard A. &
Elizabeth J.
26 Shady Lake Ct.
Sacramento, CA 95834

38) APN 250-0405-006-0000
Phillips, Roland L. & Elaine S.
5 Bent Oak Ct.
Sacramento, CA 95834

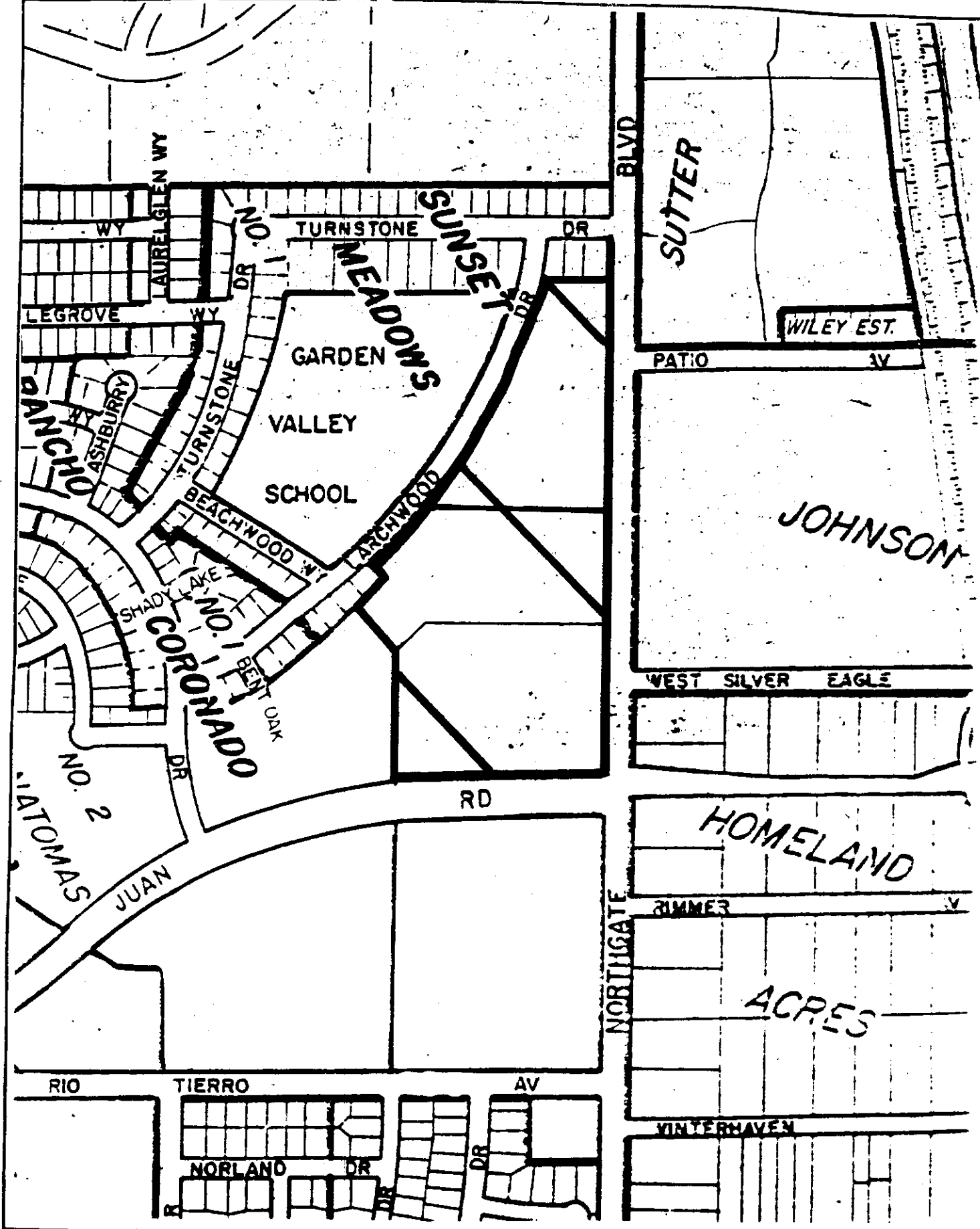
58) APN 250-0160-027-0000
Everett, Bernice M.
3418 Northgate Blvd.
Sacramento, CA 95834

39) APN 250-0405-004-0000
Baker, Eric Blain & Yvonne
3476 Larchwood Drive
Sacramento, CA 95834

59) APN 250-0160-028-0000
Hernandez, Jennie E.
3408 Northgate Blvd.
Sacramento, CA 95834

40) APN 250-0405-003-0000
Vu, Dung Q. & Nhan K. Nguyen
3480 Larchwood Drive
Sacramento, CA 95834

50) APN 250-0121-002-0000
Moss Land Company
711 J Street
Sacramento, CA 95814



VICINITY MAP



CITY OF SACRAMENTO

RECEIVED
DEC 22 1988
Morton & Pitalo

APPLICATION AND ENVIRONMENTAL QUESTIONNAIRE (complete two copies)

This document will assist the Planning Division in evaluating the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the environmental assessment review and minimize future requests for additional information. Please contact the Environmental Section of the Planning Division, 1231 I Street, Room 300, Sacramento, CA 95814 (916) 449-2037 if there are any questions concerning environmental issues. Contact the Current Planning Section, Room 200, at the address listed above, (916) 449-5604 for zoning interpretations.

APPLICANT'S STATEMENT OF INTENT: This is a 3-part statement to be provided with Environmental Coordinator (Form A) on a separate sheet of paper and shall contain:

- a. A description of what it is you propose to do.
- b. Information pertinent to the application, such as number of units, size of building, number of off-street parking spaces, height of fence & any other pertinent information not shown on submitted plans.
- c. Information and reasoning justifying your request.

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: The Esplande

PROPERTY OWNER'S NAME: The Henderson Group/Ron Henderson / Bob Biass
Mailing Address: 1610 Arden Way, Suite 145 Zip Code _____
Telephone: Business (916) 929-1007 Home () _____

APPLICANT'S/AGENT'S NAME: Morton & Pitalo
Mailing Address: 1430 Alhambra Blvd., Sacramento, CA Zip Code 95816
Telephone: Business (916) 454-9600 Home () _____
Contact Person's Name: John Pitalo Phone () _____

PROJECT SITE INFORMATION LEGAL DESCRIPTION MUST BE ATTACHED
Property Address or Location Northwest corner of Northgate & San Juan
Property Assessor Parcel Number(s) 250-010-69 & 70 and 250 390 33
Property Dimensions: Approx. 1550 x 500
Property Area: Square Footage (gross) 173,375 (net) _____
Acreage (gross) 16.64 (net) _____
Site Land Use: Undeveloped/Vacant Developed _____ (give bldg. sq. ft.)
Existing Zoning of Project Site: _____ Proposed Zoning: _____

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

ZONE	EXISTING LAND USE (i.e., residential, commercial, industrial)
North <u>RR 12-1b</u>	<u>Residential</u>
South <u>36 RVO</u>	<u>Commercial</u>
East <u>22 R-2B</u>	<u>Commercial</u>
West <u>RR 10</u>	<u>Apartments</u>

verified PW

FOR OFFICE USE ONLY
P No.: P 89036 Date Rec'd: 12/27/88 By: PW
General Plan Design: Public/Quasi Public Facilities CPC Hearing: 2/9/89
Amend To: Neigh/Community Commercial/office Rezone ✓
Com. Plan Area: General Public Facilities Tent. Map ✓
Existing Design: Small National Spec. Permit ✓
Amend To: Community Commercial Variance _____
Other Plan Design: _____ Sub. Mod. GPA
Amend To: _____ LLA ✓
Environmental Determination: Exempt April: 13 Neg: 1988 Dec: _____ ; EIR _____ ; By: _____ Date: _____
Item 23 Amend

SITE CHARACTERISTICS

Are there any trees/shrubs on the project site? No Are any to be removed? No
 If Yes, plot on site plan by size and type and indicate which are proposed for removal.

Is the site part of an Airport Overlay Zone? Explain: _____

Are there any structures on the project site? No If Yes, plot on the site plan and explain the following:

Present Use of Existing Structure(s): _____

Proposed Use of Existing Structure(s): _____

Are any Structures Occupied: _____

Are any Structures to be Demolished: _____

Are any Structure to be Moved: _____

Describe age, condition, size, and architectural style of all existing on-site structures (include photos): _____

RESIDENTIAL PROJECTS ONLY

Total Lots: _____ Total Dwelling Units: _____ Total Acreage: _____ Net Density/Acre: _____

	Single Family	Two Family Duplex/Halfplex	Gross Density/Acre:	
			Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units	_____	_____	_____	_____
Acreage	_____	_____	_____	_____
Square Feet per Unit	_____	_____	_____	_____
For Sale or Rent	_____	_____	_____	_____
Price Range	_____	_____	_____	_____
Type of Unit:				
Studio	_____	_____	_____	_____
1 Bedroom	_____	_____	_____	_____
2 Bedroom	_____	_____	_____	_____
3 Bedroom	_____	_____	_____	_____
4+ Bedroom	_____	_____	_____	_____

**RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OR OTHER PROJECT
 (IF PROJECT IS ONLY RESIDENTIAL, DO NOT ANSWER THIS SECTION)**

Type of Use(s): Retail

Oriented to: Regional _____ City _____ Neighborhood XX

Hours of Operation: 8:00 AM to 10:00 PM

Total Occupancy/Capacity of Building(s): 173,375 of Retail

Total Number of Fixed Seats: None

Square Footage of:

Office Area: N/A Warehouse Area: N/A

Sales Area: N/A Loading Area: N/A

Storage Area: N/A

Total Number of Employees: _____

Anticipated Number of Employees Per Shift: Not applicable to the development at this time.

Total Number of Visitors/Customers on site at any one time: Not applicable at this time.

Other Occupants (specify): Retail use

Will the proposed use involve any toxic or hazardous materials or waste (explain):
N/A

PROPOSED BUILDING(s) CHARACTERISTICS

Size of New Structure(s) or Building Addition(s): 173,375 Gross Sq. Ft.
Building Height (Measured from Ground to Highest Point): 32 Ft. # of Floors 1
Height of Other Appurtenances (excluding buildings) Measured from Ground to Highest Point (e.g., antennas, Microwave equipment, solar energy equipment, light pole standards, etc): _____

Project Site Coverage: Building Coverage: 173,375 Sq. Ft. 24% %
Landscaped Area: 94500 Sq. Ft. 13 %
Paved Surfaced Area: 461493 Sq. Ft. 63 %
Total: 729,368 Sq. Ft. 100 %

Exterior Building Materials: Textured Plaster Roof Materials: Tile/or Aspha.
Exterior Building Colors: Crema with green accent color

Describe the need and demand for child care services generated by the proposed project and indicate any plans for providing such services in conjunction with the project:

Total Number of Off-Street Parking Spaces: On-Site Required: 795 On-Site Proposed 270

Proposed Off-Site Parking: _____ Include a Signed Leased Agreement or Letter of Agency as required

Total number of bicycle locker facilities proposed: by Plan Dep Required: _____

Describe the type of exterior lighting proposed for the project (height, intensity):
Building: Soffit Lighting Parking: Pole Mounted Fixtures

Estimate total construction cost for project: \$3.5 Million

Construction Starting Date: Summer of 1989 Estimated Completion Date: Spring 1990

If the proposal is a component of an overall larger project, describe the phases and show them on the site plan: N/A

Does this proposal include signage? No If yes, please explain the following:

Height: _____ Illumination: _____
Area: _____ Type: _____
Dimensions: _____ Colors/Materials: _____
Locations (On/Off-Site): _____

PREVIOUS ENVIRONMENTAL DOCUMENTS

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

N/A

PREVIOUS LAND USE

Explain existing and previous land use(s) of site for last ten years:

Past to 1988: 2/3 GC Gateway Shopping Center, 1/3rd Residential Sunset Meadows proposed. 1987 Rezoned to Hospital PD.

OTHER PERMITS OR APPROVALS

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.

<u>Permit or Approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person</u>	<u>Phone Number</u>
---------------------------	---------------	----------------	-----------------------	---------------------

To be determined by the Planning Department.

NOTE: IF THE PROJECT SITE IS ON OR NEAR A HISTORICAL SITE, ARCHAEOLOGICAL SITE, LANDFILL SITE, RIVER, FLOODPLAIN, FREEWAY, RAILROAD, OR AIRPORT, THEN SPECIFIC TECHNICAL STUDIES MAY BE REQUIRED. APPLICANTS ARE ENCOURAGED TO CONTACT THE ENVIRONMENTAL SECTION AT THE EARLIEST OPPORTUNITY TO DETERMINE THE POSSIBLE NEED AND SCOPE OF SUCH STUDIES.

AS THE APPLICANT/AGENT FOR THIS PROPOSAL, I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, THE ABOVE ANSWERS AND STATEMENTS ARE TRUE AND COMPLETE.

Ron Henderson
Signature of Applicant/Agent

Date

12/29/88

Ron Henderson
Print Name and Title of Applicant/Agent

Phone

929-1007

1/88:rt

Statement of Intent

The purpose of this application is to rezone the property located on the corner of Northgate Boulevard and San Juan Road to allow for a SC-PUD. The applicant is applying for an amendment to the Gateway Shopping Center Schematic Plan to shopping center from office. The north 4+ acres are presently located in the Sunset Meadows and is currently designated for residential development. The 16.74 acre site contains a retail center and several pads. Altogether the shopping center contains 173,375 square. Required parking of 795 stalls is exceeded by 75 stalls to allow for any additional customers. A bermed landscaped area separates the shopping center from the surrounding Northgate Boulevard, San Juan Road and Larchwood Drive. In addition, a six foot masonry wall with a tree canopy separates the property line adjacent to the residential zone to the west. A shopping center catering to the needs of the immediate vicinity would provide an ideal buffer between the residential area and the busy traffic on Northgate Boulevard.

OB PUD & R-3 PUD TO SC PUD

CITY PLANNING DEPARTMENT
DEC 27 1988
RECEIVED

ARCHITECTURE
INTERIOR DESIGN
LAND PLANNING

1340 North Market Blvd.
Sacramento, CA 95834
916 • 922 • 7000

P 89036

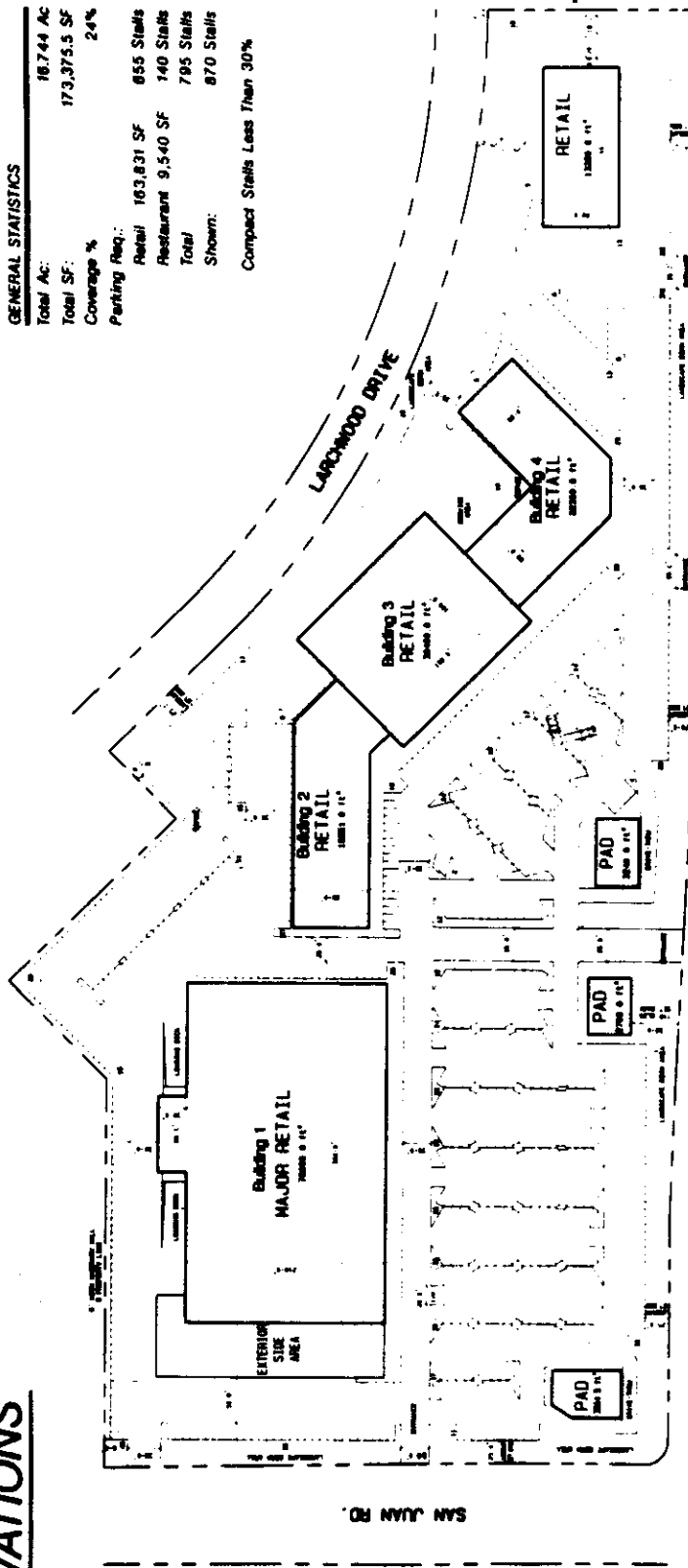


ELEVATIONS

GENERAL STATISTICS

Total Ac:	16.744 AC	
Total SF:	173,375.5 SF	
Coverage %:	24%	
Parking Req.:		
Retail	163,831 SF	655 Stalls
Restaurant	9,540 SF	140 Stalls
Total		795 Stalls
Shown:		870 Stalls

Compact Stalls Less Than 30%



The Esplanade Centre

Sacramento, California

TDK Architects & Planners

1000 R Street, Suite 200
Sacramento, CA 95811
Tel: (916) 441-1111
Fax: (916) 441-1112

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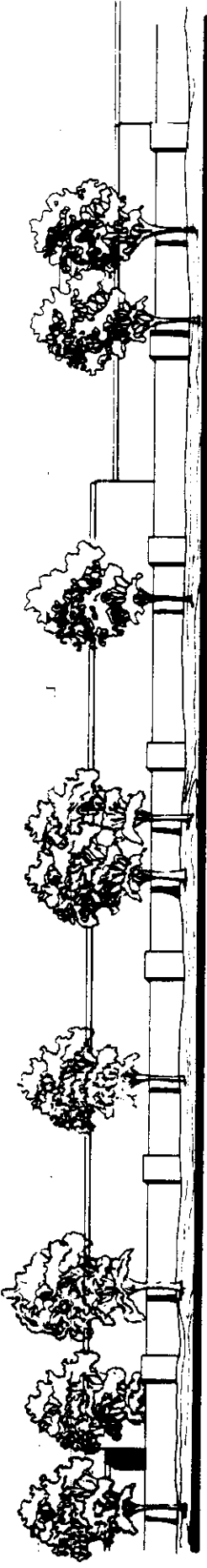
SITE PLAN

TDK Architects & Planners



Northwest Elevation-Building 4

P89-036



Northwest Elevation-Building 3

April 13, 1989



Northwest Elevation-Building 2

The Esplanade Centre
Sacramento, California

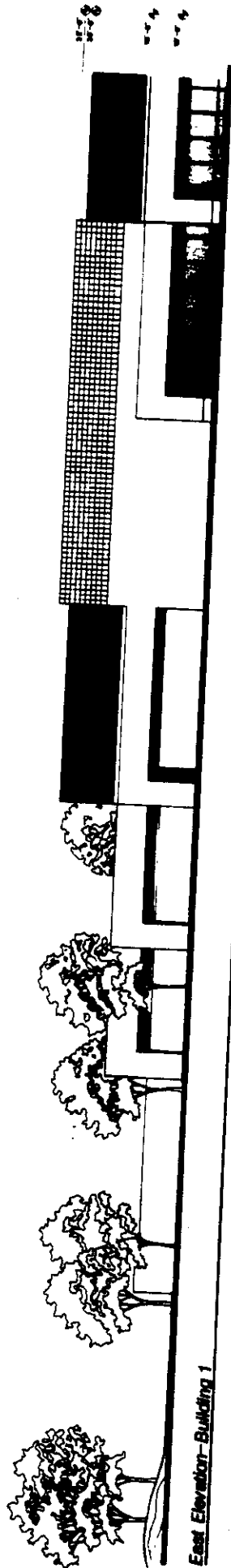
TDK Architects & Planners
1000 Broadway, Suite 1000
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Tel: (415) 774-1100

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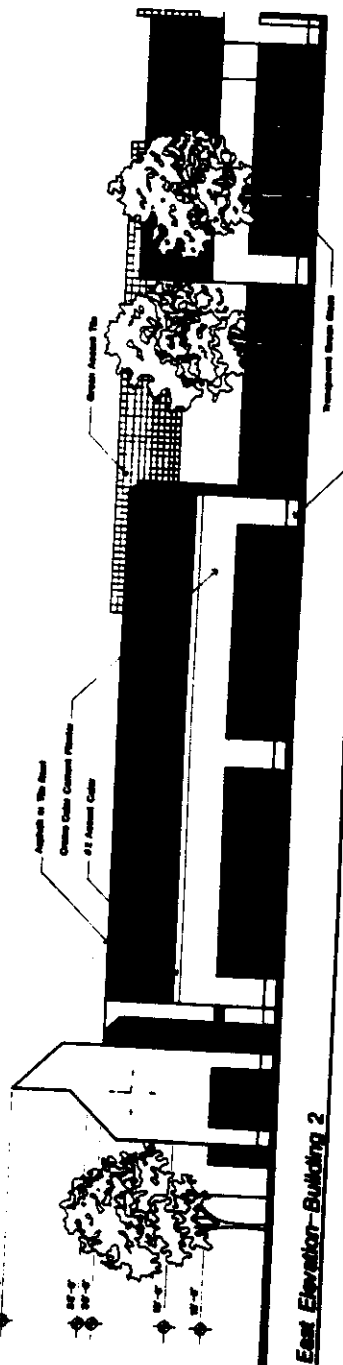
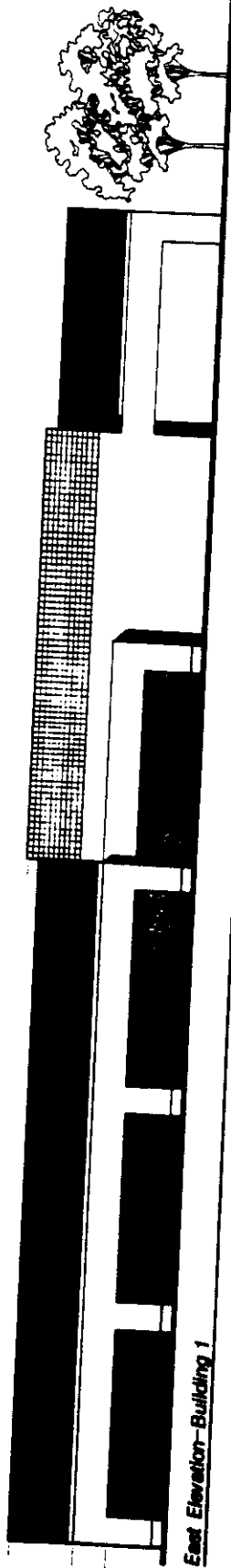
Item 2

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P89-036



April 13, 1989



The Esplanade Centre

Sacramento, California

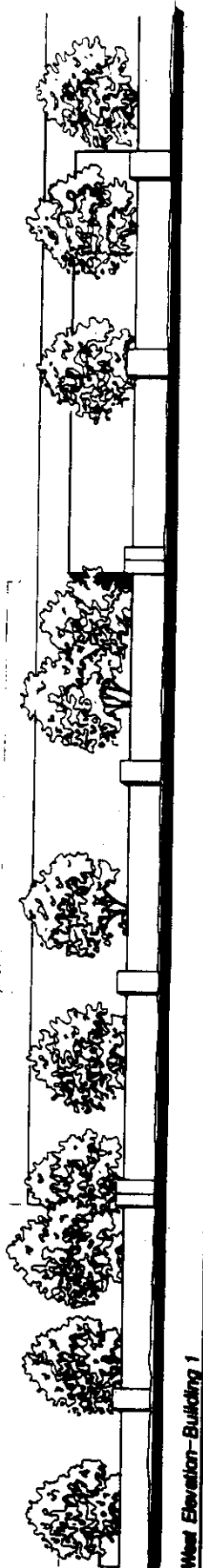
IDX Architects & Planners

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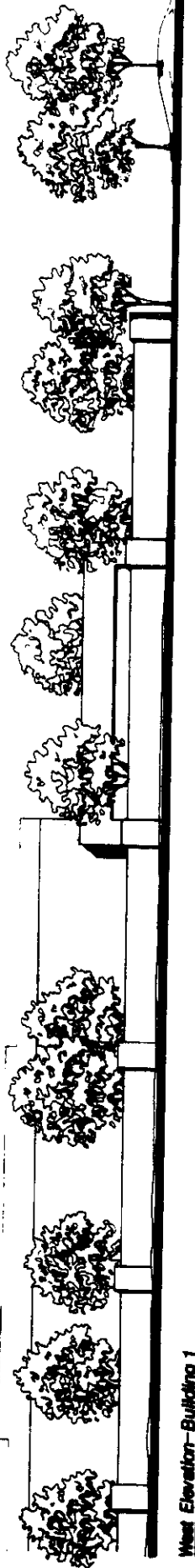
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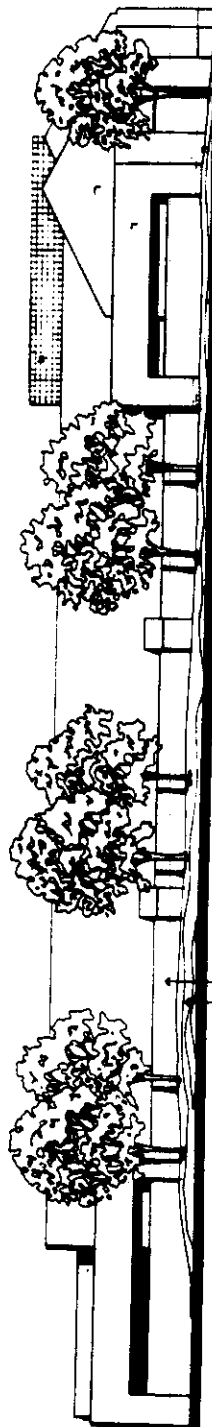
Item 23



West Elevation-Building 1



West Elevation-Building 1



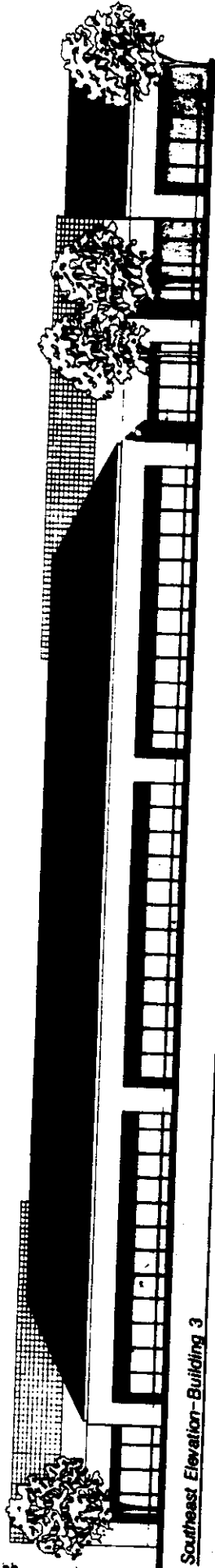
South Elevation-Building 1

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 Fax: (916) 441-1112

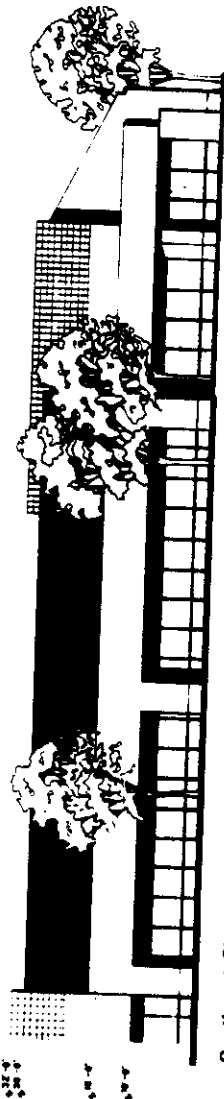
Greenhouse, 10000

Greenhouse, 10000
 2111 Broadway, Suite 200

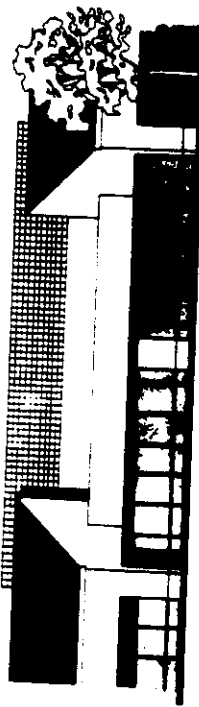
1/2" Scale
 1/4" = 1'-0"



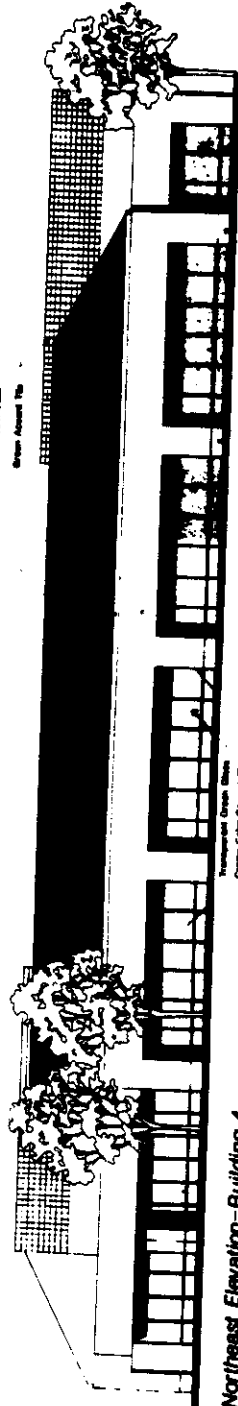
Southeast Elevation-Building 3



Southeast Elevation-Building 4



East Elevation-Building 4



Northeast Elevation-Building 4

Architect or His Firm
02 Architect's Office
Shreve, Lamb & Associates, Inc.

Prepared Under Title
Order Code Contract No.

01 Architect's Office

The Esplanade Centre

Sacramento, California

TDK Architects & Planners

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ATTACHMENT C

OUTLINE AND SCOPE FOR ESPLANADE CENTRE EIR (P89-036)

Preface

Summary of why the EIR is being prepared, the purpose of the EIR and the relationship of the EIR to the planning process.

Project Description

Description of the proposed project and its characteristics (including site plans and elevations) and a description of the environment in the vicinity of the project site as it exists prior to the commencement of the project.

Summary of Findings

Discuss all phases of the project, as outlined in Section 15126 of the CEQA Guidelines.

1. The significant environmental effects of the proposed project.
2. Any significant environmental effects which cannot be avoided if the proposal is implemented.
3. Mitigation measures proposed to minimize the significant effects. Mitigation measures should be developed that can reasonably be expected to reduce significant adverse impacts to less than a significant level. The expected reduction of impacts should be quantified in the text of the report.
4. Alternatives to the proposed action. Evaluate the range of alternatives, as provided by the City, which could feasibly attain the basic objectives of the project and evaluate the comparative merits of the alternatives. The purpose of the evaluation of the alternatives is to provide decision-makers with a summary assessment of the comparative effects of each of the alternatives, focusing on the significant, unavoidable impacts, both short and long-term, and on mitigation measures to such impacts. The evaluation of the alternatives shall compare, in a summary form, key impacts such as traffic circulation, land use, population and housing, and air quality. Provide a summary table containing a comparative evaluation of the impacts and mitigation measures for each of the alternatives. Complete the comparative evaluation utilizing adopted City policies on an order-of-magnitude basis. The specific alternatives to be evaluated are:

- A. No-Project - The project site would not be developed as proposed and the property would be maintained in its present use. Under the no-project alternative, the site would continue to be vacant.
 - B. Buildout pursuant to existing zoning - 10 acres Multi-Family Planned Unit Development (R-3-PUD) for 144 apartment units and 6.6 acres of Office Building Planned Unit Development for 100,000 building square feet with 400 parking spaces.
 - C. Buildout pursuant to the existing General Plan (Public/Quasi-Public-Miscellaneous) designation and South Natomas Community Plan designation for a three story, 100 bed hospital consisting of 86,186 gross building square feet, a 55,000 square foot medical office building, and 573 parking spaces.
 - D. Buildout pursuant to the South Natomas Community Plan back up recommended land use if the hospital was not developed for 16.6 acres of Medium Density Residential (7-15 du/ac, 10 maximum average net acre). Housing types could consist of single family, zero lot line, patio home, duplex, halfplex, townhouse or condominiums.
 - E. Alternative location for the proposed project:

North Sacramento site located at the northwest corner of the intersection of Norwood Avenue and Jessie Avenue.
- 5. The relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity.
 - 6. Any significant irreversible environmental changes which would be involved in the proposed project should it be implemented.
 - 7. The growth-inducing impact of the proposed project.

Environmental Assessment

Each of the following subject areas will be assessed utilizing existing conditions as the base. The analysis will be either quantitative or qualitative, as appropriate, for each of the alternatives, and such analysis will identify mitigation measures for all adverse impacts in each scenario.

1. Land Use, Zoning and Adopted Plans

- A. Review appropriate plans, including the City General Plan and the South Natomas Community Plan. Discuss the consistency of the proposed project with identified plans and policies.
- B. Briefly identify and map projects which are existing, approved and planned for the project area. This analysis should address the cumulative effects of the following types of projects: existing uses; approved projects; projects under construction; planned projects with formal application; known projects and the proposed project.
- C. Assess the relationship of the proposed project to other existing and planned development in the area and evaluate the overall effects of the development on the character of the study area. This section will describe the changes in land use patterns and potential conflicts between different types of land uses.
- D. Assess the growth inducing impacts of the proposed project including a physical and fiscal assessment of the public services and facilities impacted as a result of existing, approved and proposed growth in the area.

2. Population

- A. Briefly describe the existing population in the project area in terms of total population, household size, age by sex, ethnic mix, education, the distribution of household income, employment by industry and employment locations. Discuss the potential impact of the project on population growth and composition in the project area. Identify mitigation measures to reduce any potential adverse impacts to less than a significant level.

3. Housing

- A. Define the residential market affected by the proposed project. Discuss the balance of jobs to housing in the area for the future under all alternatives. Discuss the number of new housing units and their affordability necessary to accommodate new residents that would result from development of the project.
- B. Discuss the project in relation to its compliance with the Housing Element of the 1986-2006 General Plan for the City.

4. Employment

- A. Describe the existing permanent jobs by employment category (using SIC codes) and average salaries. Forecast the number and type of jobs that would be displaced, eliminated and generated by the proposed project. The forecast shall include estimates of temporary positions created by construction and permanent positions in the project. Employment estimates shall be presented in terms of job classification and average salary. All forecasts shall be placed within the context of the regional forecasts identified in the General Plan EIR.
- B. Provide a comparison of existing permanent jobs and salaries and projected permanent jobs and salaries.

5. Transportation/Circulation

- A. Review existing City traffic reports for current baseline data. Describe the existing transportation system in terms of street and highway systems and connections, the Light Rail system and street system interface, bus routes, parking supply, bikeway system, and describe planned transportation system improvements for the study area. Develop methodologies and models, to estimate future traffic volumes and estimate trip generation and distribution. Contact all appropriate agencies and collect data relevant to the traffic assessment.

Analyze shifts in traffic patterns caused by the alternatives. Traffic engineering staff shall review and approve the computer model, roadway network, traffic zones, traffic generation rates, and other assumptions for the study area, including each development alternative prior to running the traffic projections for average daily trips (ADT, AM and PM peak hour traffic volumes). Traffic counts shall be conducted at all key intersections and interchanges.
- C. Provide a summary of trip distribution based on existing traffic, modified to reflect cumulative development. Utilize information from past studies in the area, if applicable.
- D. For the best and the worst cases analyzed above, study cumulative long-range traffic impacts, based on assumptions, as provided by the City Traffic Engineering Division.

- E. Quantify the traffic generated for both existing conditions and the development scenarios for current and proposed street systems, intersections and interchanges. Quantify the AM/PM peak hour traffic volumes, including the level of service for appropriate intersections, interchanges and freeway segments.
- F. Provide alternative development and circulation conditions to be studied using the computer traffic model including, but not limited to, the existing traffic base, the proposed project, and the project alternatives. Analyze on-site circulation for the project and the alternatives.
- G. Develop mitigation measures for traffic impacts including traffic signal installation, intersection and roadway improvements, roadway signing and striping modifications and changes to project size within the study area. Quantify the costs associated with the suggested mitigation measures. If recommended mitigations are determined to be costly, interim measures should be suggested to forestall or minimize identified impacts. In addition, transportation system management measures (TSM), including light rail, transit incentives, carpooling and bicycle/pedestrian programs, should be considered as potential alternative mitigation measures.
- H. Evaluate the demand and supply for on-street parking in the project area for each of the alternatives. Discuss any needed mitigation measures.

6. Air Quality

- A. Estimate area-wide smog precursor emissions (hydrocarbons, oxides and nitrogen) for the alternatives using VMT estimates from the traffic assessment and vehicle emission rates from EMFAC 6-D or EMFAC 7.
- B. Use CALINE-4 to model carbon monoxide levels at buildout conditions for the identified intersections depicting severe congestion and high traffic volumes (as indicated by the traffic assessment). Air quality modeling shall be performed for each of the alternatives and shall reflect traffic volumes associated with each alternative, levels of congestion, and carbon monoxide generation. Determine if modeling of the alternatives is warranted due to differences in traffic conditions.

- C. Discuss extrapolation of modeling results to other congested intersections in the study area and other nearby critical intersections/interchanges.
- D. Compare predicted carbon monoxide levels with the State and Federal standards; identify effects on the Non-Attainment Plan for carbon monoxide; prepare analyses of the project's relationship and conformity to adopted measures to achieve attainment of the Federal ambient air quality standards under the Clean Air Act as contained in the State Implementation Plan.
- E. Outline feasible mitigation measures, including features such as mass transit which can reduce potential air quality impacts within the study area and regionally, and obtain State and Federal air quality standards. Develop feasible mitigation measures for air quality impacts, including those set forth in the Sacramento Air Quality Plan. Discuss the effectiveness and feasibility of each mitigation measure.

7. Noise

- A. Identify all sensitive noise receptors in the project vicinity.
- B. Estimate existing and future noise levels for the project site and adjacent residential neighborhoods using the 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 Ordinance as well as those established by the appropriate regulatory agencies (i.e., State, Federal).
- D. Determine the compatibility of future noise levels with existing and planned land uses near the project site.
- E. Define project-related construction noise impacts with respect to duration, nature, and level for various activities associated with the project development.
- F. Recommend appropriate noise abatement measures for short-term construction noise and long-term noise levels resulting from daily business operations.

8. Water Quality, Hydrology and Drainage

- A. Discuss changes in the absorption rates, drainage patterns, and the rate and amount surface water due to development.
- B. Evaluate the potential for the site to be subject to flooding and the relative susceptibility of each of the alternatives to flood damages.

9. Biology

- A. Describe the existing plant and animal life on the subject property, including identified sensitive habitats.
- B. Identify any mitigation measures to reduce identified impacts to less than significant levels, if necessary.

10. Aesthetics

- A. Provide a written description of the potential aesthetic and visual quality impacts due to buildout of the project or the identified alternatives within the project area.
- B. Develop feasible mitigation measures including height, bulk, setback, building materials/color and landscaping of the specific project.

11. Soils/Geology

- A. Briefly describe the geological characteristics of the project area. Describe any geological or seismic hazards that might impact the structures during construction and after completion of the project. Propose any required mitigation measures.

12. Cultural Resources

- A. Identify potential cultural resource areas, including historic locations, within the project area. Identify the potential significance of all areas. Propose any mitigation measures to preserve and enhance cultural resources and level of reduction impacts.

13. Public Facilities and Services

- A. Describe existing City Police protection services within the study area, including the location of police patrols, response time, the amount of personnel and any strategies needed to reduce any police protection problems.
- B. Assess future police protection needs resulting from the development and alternatives in terms of station locations, patrol districts and additional personnel and equipment.
- C. Describe existing City fire protection services within the study area, including location of fire stations, response time, the amount of personnel and equipment and strategies to reduce any fire protection problems.
- D. Assess the future fire protection needs resulting from the development and alternatives, in terms of station locations and additional personnel and equipment.
- E. Describe existing schools that would accommodate the student population created by the development or alternatives, including distance from the project site and the time involved in bussing the students to the affected schools.
- F. Assess the future needs of the affected school districts resulting from the increased student population.
- G. Identify the existing gas and electricity distribution systems serving the subject site. Evaluate the capacity of these systems to serve the development and alternatives.
- H. Outline feasible mitigation measures to reduce any potential significant impacts on the gas and electricity distribution system.

14. Fiscal Impacts

- A. Work with the City's Department of Finance to describe the costs of providing the various municipal services for each development alternative. Compile the costs into a summary statement indicating total service costs for the development alternatives.

- B. Work with the City's Department of Finance to determine the total revenues generated by the proposed development alternatives, including, but not limited to, changes in property tax revenues, sales taxes, and other sources of City revenue. Summarize the revenues which could be anticipated by the City from each of the development alternatives.
- C. Summarize and compare the costs and revenues determined above. Calculate and discuss the net fiscal effect on the City from each of the development alternatives.
- D. Discuss the possible long range physical impacts to the project area such as physical deterioration to the area that could result from development of the project (see discussion in Section 15131 of the CEQA Guidelines). Compare to the physical impacts resulting from development of the alternatives including the effect on revitalization of the North Sacramento Community commercial sites. Study the long term impact of the concentration of commercial development in the South Natomas Community.