

City Planning Commission  
Sacramento, California  
Members in Session:

Item # 1  
March 2, 1995  
Page 1

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Subject: Jacinto Creek Planning Area - Report back on Planning Commission Suggested Land Use Plan Alternatives (P93-142)

### Background

On February 16, 1995, Planning Staff presented information on the rationale behind the land use recommendations and the consensus process for the Jacinto Creek Planning Area (JCPA). At that meeting Planning Commissioners suggested several land use changes and requested that staff return in two weeks with additional information on how these changes would be viewed by the Working Group and City Staff and if the changes would trigger additional traffic studies or EIR analysis.

### JCPA Land Use Plan Alternatives

Three maps are attached for reference and Planning Commission consideration. Attachments 1 and 2 show the two Land Use Plan Alternatives that were discussed at the February 16th Planning Commission. Attachment 1 includes all the changes suggested by Commissioner Harvey. Attachment 2 shows the two changes that were recommended by several Commission members. Attachment 3 is the Consensus Land Use Plan that was presented at previous Planning Commission meetings.

### Staff Evaluation

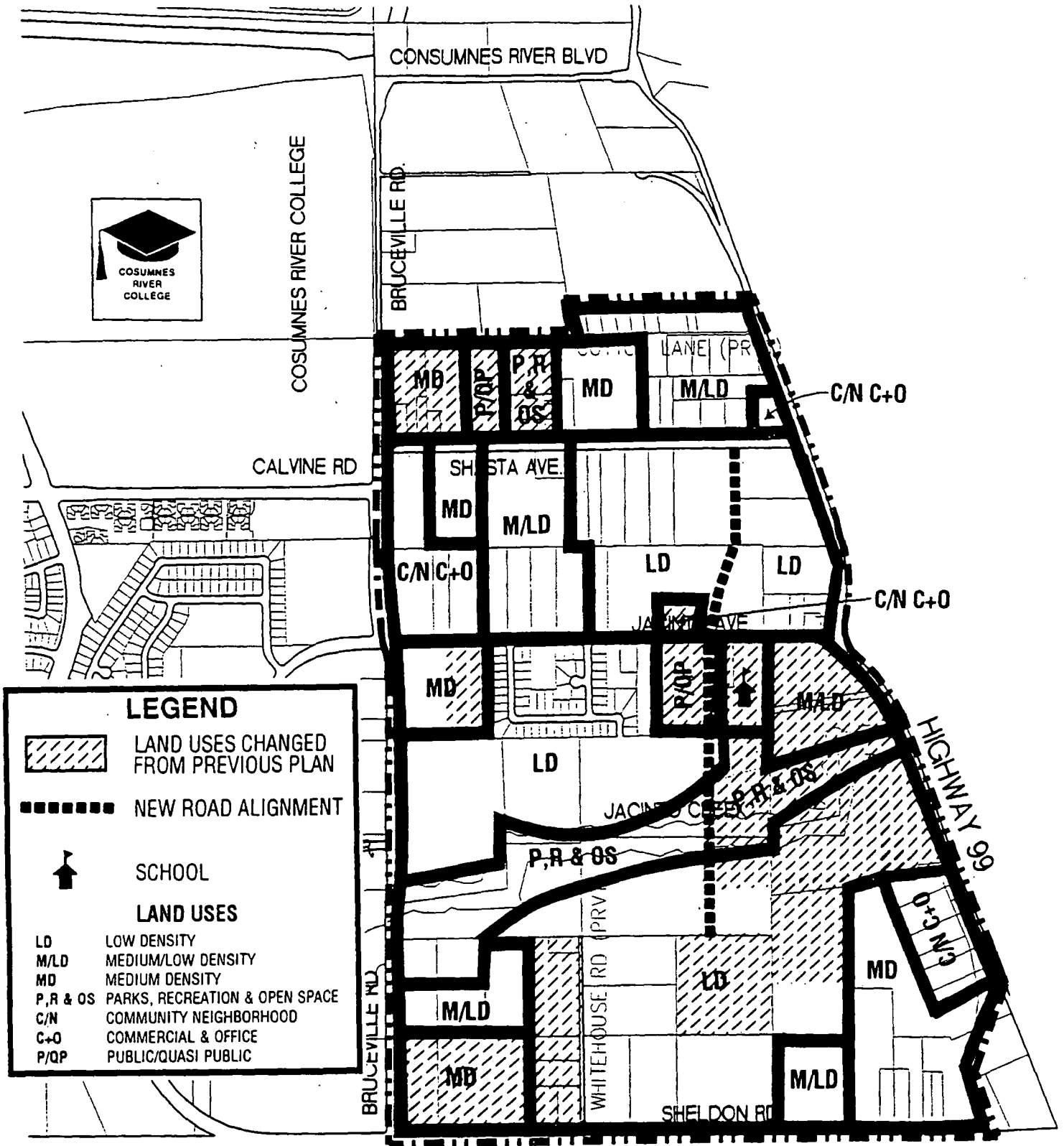
Prior to the March 2, 1995 Commission meeting, the Working Group will meet to discuss the two land use alternatives. City Staff will also review the alternatives and prepare preliminary determinations for additional work that would be needed to proceed with the new alternatives.

Respectfully Submitted,



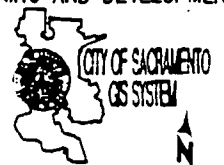
Barbara L. Wendt, Senior Planner

# ATTACHMENT 1 PLANNING COMMISSION ALTERNATIVE LAND PLAN FOR THE JACINTO CREEK PLANNING AREA



PROJECT BOUNDARY

DEPARTMENT OF  
PLANNING AND DEVELOPMENT



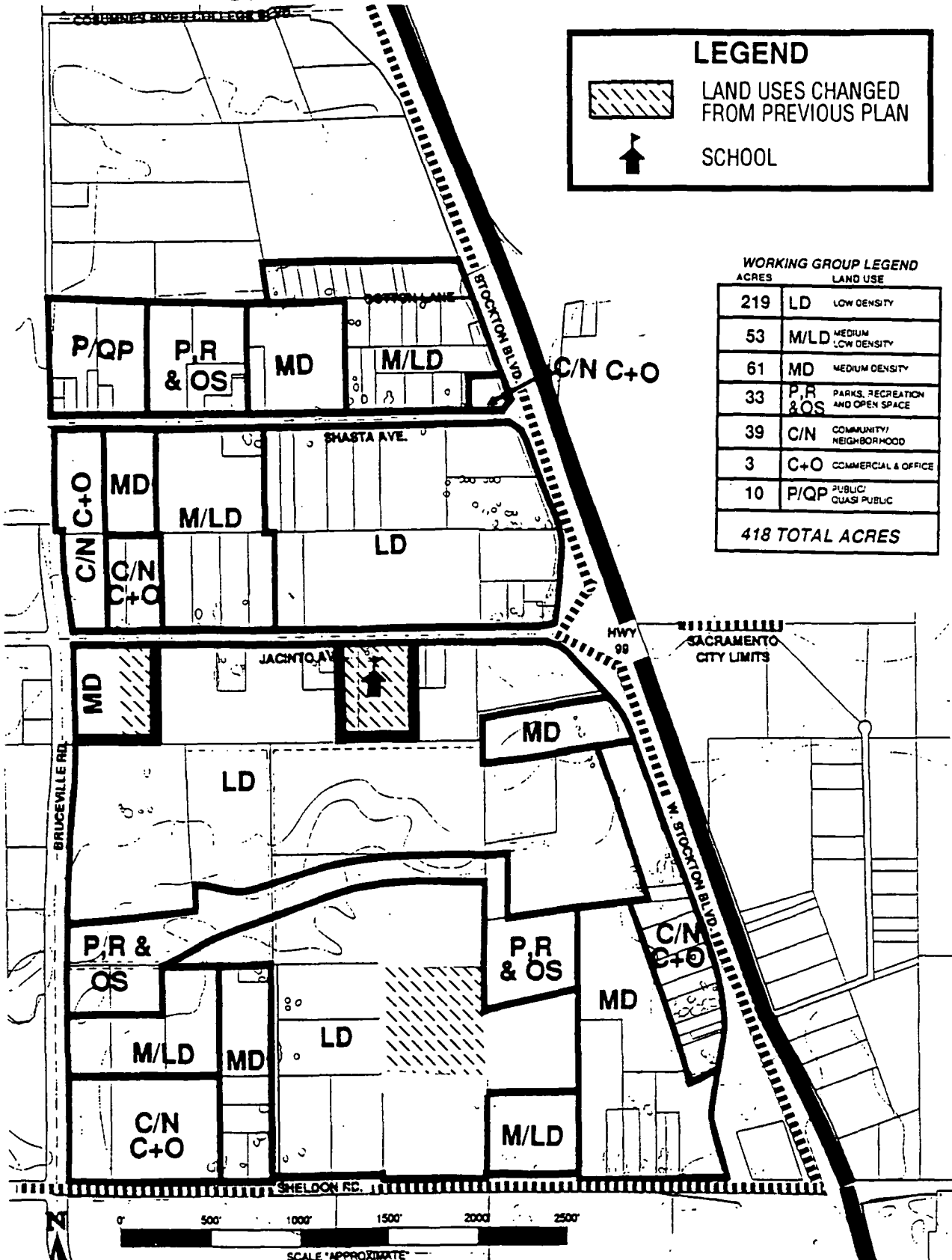
# ATTACHMENT 2 PLANNING COMMISSION ALTERNATIVE LAND USE PLAN FOR THE JACINTO CREEK PLANNING AREA

### LEGEND

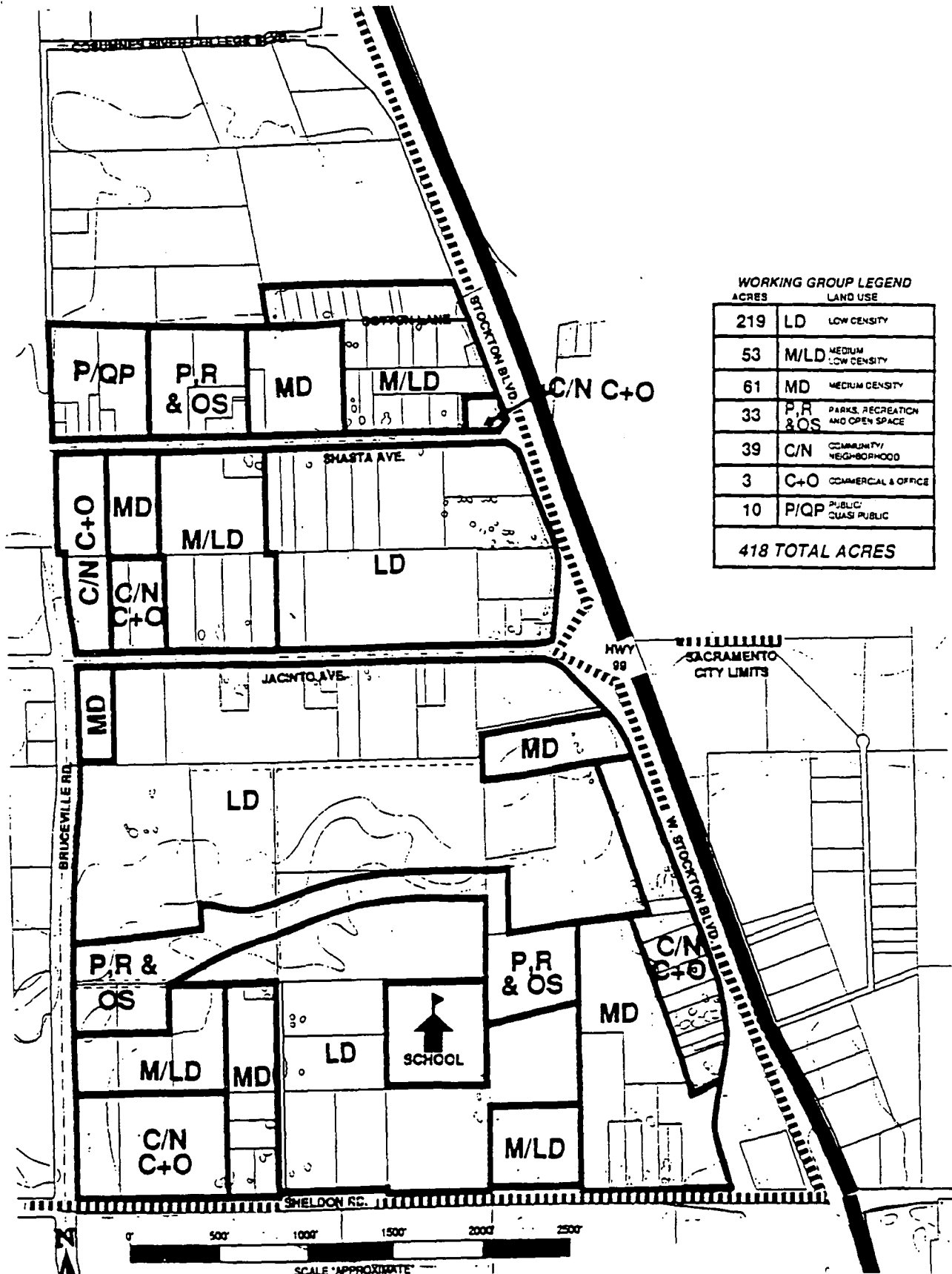
LAND USES CHANGED FROM PREVIOUS PLAN

SCHOOL

ACRES	LAND USE
219	LD LOW DENSITY
53	M/LD MEDIUM LOW DENSITY
61	MD MEDIUM DENSITY
33	P,R & OS PARKS, RECREATION AND OPEN SPACE
39	C/N COMMUNITY/NEIGHBORHOOD
3	C+O COMMERCIAL & OFFICE
10	P/QP PUBLIC/QUASI PUBLIC
<b>418 TOTAL ACRES</b>	



# CONSENSUS LAND PLAN FOR THE JACINTO CREEK PLANNING AREA



**WORKING GROUP LEGEND**

ACRES	LAND USE
219	LD LOW DENSITY
53	M/LD MEDIUM LOW DENSITY
61	MD MEDIUM DENSITY
33	P, R & OS PARKS, RECREATION AND OPEN SPACE
39	C/N COMMUNITY/ NEIGHBORHOOD
3	C+O COMMERCIAL & OFFICE
10	PIQP PUBLIC/ QUASI PUBLIC
<b>418 TOTAL ACRES</b>	

**SPECIAL MEETING OF THE CITY PLANNING COMMISSION**

**MARCH 2, 1995**

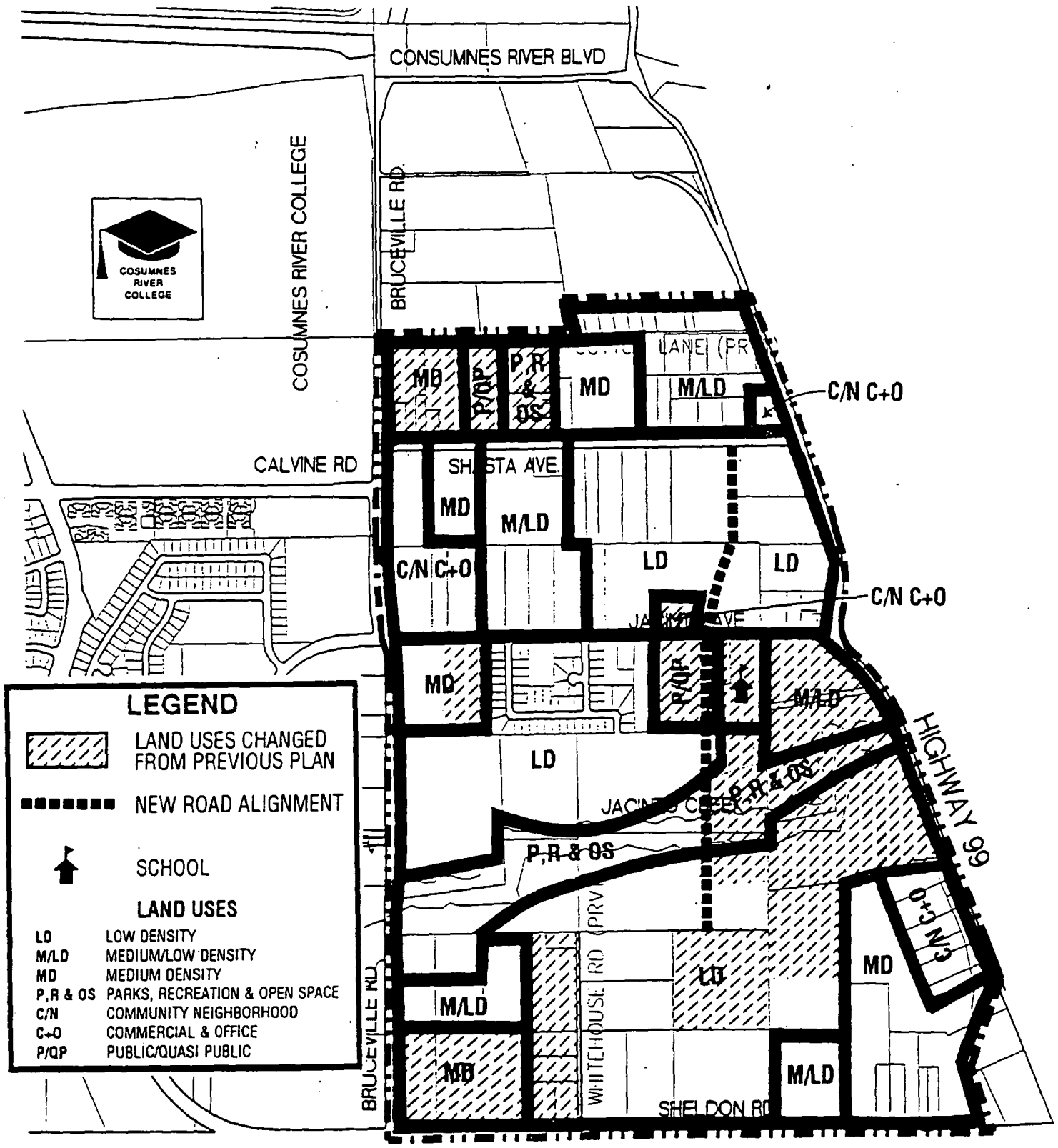
**JACINTO CREEK PLANNING AREA (P93-142) - REPORT BACK**

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**SPECIAL MEETING INFORMATION:**

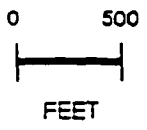
1. Attachment 1 - Planning Commission Alternative Land Plan for the Jacinto Creek Planning Area
2. Attachment 2 - Planning Commission Alternative Land Plan for the Jacinto Creek Planning Area
3. Attachment 3 - Consensus Land Plan for the Jacinto Creek Planning Area
4. Attachment 4 - Working Group Response to Attachment 1
5. Letter from Sue Pendleton, Elk Grove Unified School District
6. Letter from Joe Coombs, Representing Sheldon Farms Parcel Owners
7. Letter from John Ekhtiar
8. Memo from Gary Little, Department of Neighborhood Services
9. Memo from Richard Killian, Sacramento Library
10. Memo from Dennis Smith, Fire Department

# ATTACHMENT 1 PLANNING COMMISSION ALTERNATIVE LAND PLAN FOR THE JACINTO CREEK PLANNING AREA



### LEGEND

- LAND USES CHANGED FROM PREVIOUS PLAN
  - NEW ROAD ALIGNMENT
  - SCHOOL
- LAND USES**
- LD LOW DENSITY
  - M/LD MEDIUM/LOW DENSITY
  - MD MEDIUM DENSITY
  - P,R & OS PARKS, RECREATION & OPEN SPACE
  - C/N COMMUNITY NEIGHBORHOOD
  - C+O COMMERCIAL & OFFICE
  - P/QP PUBLIC/QUASI PUBLIC



PROJECT BOUNDARY

# ATTACHMENT 2 PLANNING COMMISSION ALTERNATIVE LAND USE PLAN FOR THE JACINTO CREEK PLANNING AREA

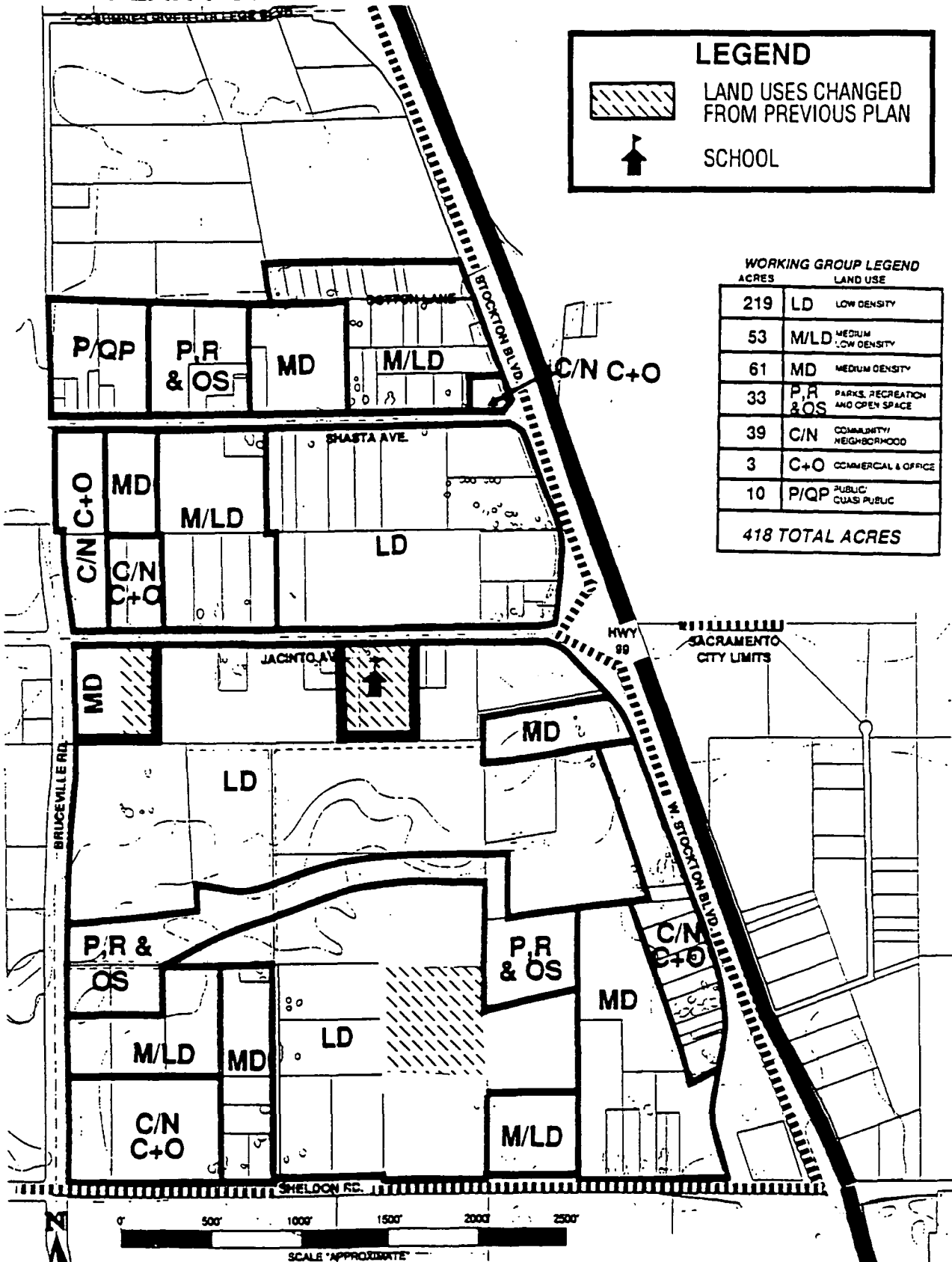
**LEGEND**

LAND USES CHANGED FROM PREVIOUS PLAN

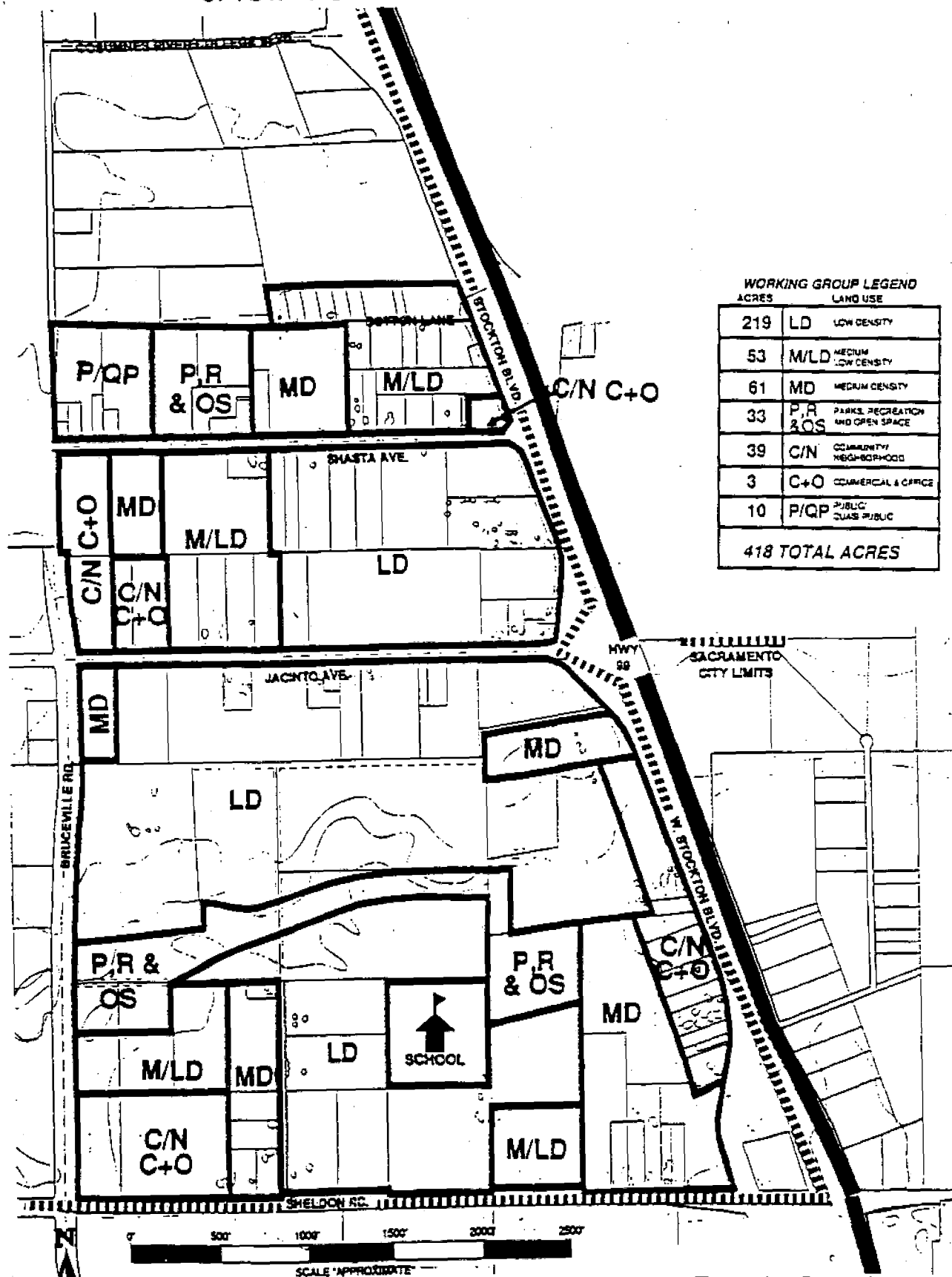
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SCHOOL

ACRES	LAND USE
219	LD LOW DENSITY
53	M/LD MEDIUM LOW DENSITY
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<b>418 TOTAL ACRES</b>	



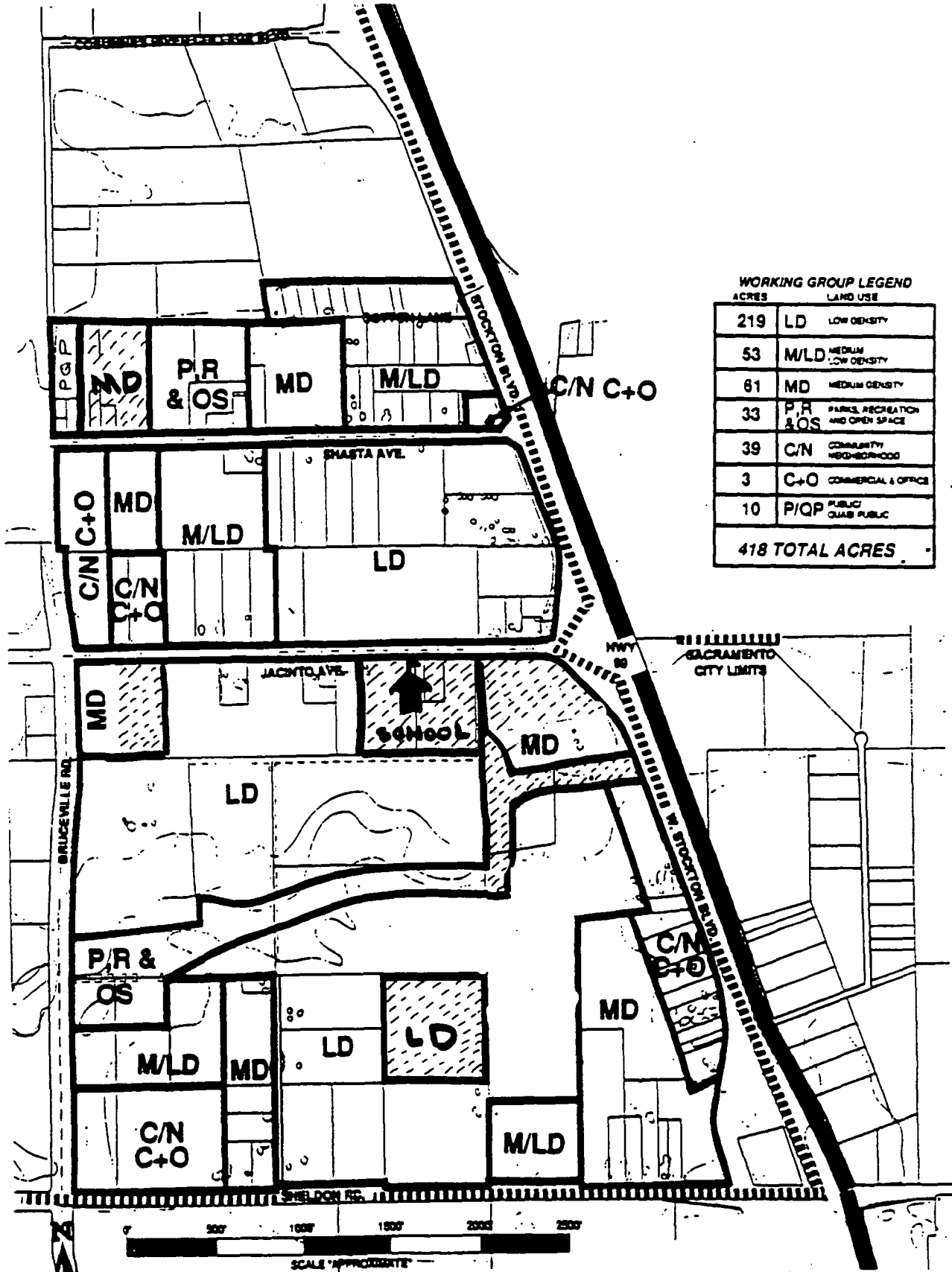
# CONSENSUS LAND PLAN FOR THE JACINTO CREEK PLANNING AREA



WORKING GROUP LEGEND	
ACRES	LAND USE
219	LD LOW DENSITY
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10	P/QP PUBLIC CLASS PUBLIC
418 TOTAL ACRES	



# WORKING GROUP RESPONSE TO ATTACHMENT 1 JACINTO CREEK PLANNING AREA



**WORKING GROUP LEGEND**

ACRES	LAND USE
219	LD LOW DENSITY
53	M/LD MEDIUM LOW DENSITY
61	MD MEDIUM DENSITY
33	P/R & OS PARKS, RECREATION AND OPEN SPACE
39	C/N COMMUNITY NEIGHBORHOOD
3	C+O COMMERCIAL & OFFICE
10	PIQP PUBLIC QUAS PUBLIC
<b>418 TOTAL ACRES</b>	

**Members of the Board:**

Susan L. Aronson  
Jeanette J. Beach  
Priscilla S. Cox  
Edward Harris, Jr.  
Gregory N. Jones  
William H. Lugg, Jr.  
Brian D. Myers

Constantine I. Baranoff  
Director  
Facilities and Planning

(916) 686-7711

FAX: (916) 686-7754

9510 Elk Grove-Florin Road. Elk Grove, CA 95624

March 1, 1995

Ms. Barbara L. Wendt, Senior Planner  
City of Sacramento  
Department of Planning and Development  
1231 I Street, Suite 300  
Sacramento, CA 95814-2998

Subject: Jacinto Creek School Site

Dear Ms. Wendt:

The purpose of this letter is to respond to a FAX sent on February 27 with two proposed revisions to the Land Use Plan for the Jacinto Creek Planning Area.

Enclosed please find a copy of the Elk Grove Unified School District Minimum Site Criteria previously given to your office.

Under **Access/Streets**, the statement is made that "a new elementary school is not acceptable along existing...major streets." Thus a school fronting on Jacinto is not acceptable.

Under **Environmental Constraints/Hazards**, the statement is made that the "site should not be within 1/4 mile of any facility that might reasonably be anticipated to emit hazardous air emissions." The site only 500' from Highway 99 is not acceptable due to noise and air pollution from the freeway.

Under **Land Use Plans**, the statement is made that "site should have a minimum of existing structures to be destroyed or removed and households to be relocated." Attachment 2 has the site directly on top of existing homes. That is not acceptable.

The park needs to be adjacent, not across a street, in order to be fully utilized with minimal safety considerations.

Of the three alternatives the site location on Attachment 3 is preferable.

Sincerely,



Sue Pendleton, Planning Manager  
Facilities and Planning

Enclosure

cc: C. Baranoff/jk  
K. Moore

## ***Elk Grove Unified School District Minimum Site Criteria***

### **SIZE/SHAPE**

Minimum net usable acres:

Grade Level	Acreage Required *
K-6	10 acres
7-8	22.5 acres
9-12	40 acres
Continuation	8 acres

*\*A larger net acreage may be requested if a larger than normal student enrollment is planned for.*

Site should be basically level and rectangular in shape (recommended not more than 3 to 5 width to length ratio).

### **RAILROAD TRACKS**

Site shall be a sufficient distance from a railroad track easement, as ascertained by an analysis of the cargo, speed, grade, curves, and/or type of track (mainline or spur) to determine that it poses no personal injury or property damage risk on the school site in the event of a derailment or other disaster.

### **POWERLINES**

Site is located at least 100 feet from easement for existing or planned 50-133 kV powerlines, 150 feet from easement for existing or planned 220-230 kV powerlines, 350 feet from easement for existing or planned 500-550 kV powerlines.

### **NOISE**

Site is not located within an existing or proposed noise contour line of CNEL/LdN 65 or greater. All portions of the site must be mitigatable to 60 LdN.

### **AIRPORTS**

Site is not located within any aircraft accident exposure or airport safety areas, nor conflicts with any ALUC, FAA, AICUZ, or California Division of Aeronautics policies or regulations. (If the site is within 2 miles of an airport runway or heliport, it must receive California Division of Aeronautics review.)

### **FLOODING**

Site is not located within the 100 year flood plain as indicated on the most recent FEMA Flood Insurance Rate Maps or within flood areas as indicated on local flood maps.

### **ACCESS/STREETS**

Site is safely and easily accessible to residential neighborhoods by pedestrian, bus, and private automobile traffic on publicly maintained roadways or walkways. Sites adjacent to streets with relatively high traffic volumes are typically not considered acceptable unless other safe access is available for the neighborhood. A new elementary school is not acceptable along existing or proposed major streets. Street accessibility on only two adjacent sides of the school is preferred.

## **ENVIRONMENTAL CONSTRAINTS/HAZARDS**

Site, and adjacent lands affecting the use of the site, are free of any significant environmental constraints, including but not limited to protected habitats or species, watercourses, wetlands or vernal pools, potentially toxic and hazardous substances, and geologic, seismic, topographic, or soil restrictions. Application of agricultural chemicals on farmlands adjacent to the proposed school site may be considered a constraint.

Site is not significantly affected by any nuisance factors such as odors associated with farms operations, landfills, or sewage treatment plants.

Site is not traversed by or immediately adjacent to major fuel, natural gas, or hazardous materials/waste pipelines or storage tanks.

Site is not a current or previous hazardous or solid waste disposal site, or a hazardous substance release site.

Site should not be within 1/4 mile of any facility that might reasonably be anticipated to emit hazardous or acutely hazardous air emissions.

## **LAND USE PLANS**

Site is adjacent to compatible existing uses, general plan designations and zones. Industrial and commercial uses are typically not considered compatible adjacent uses for elementary schools. Site is not on land under a Williamson Act Contract. In addition, the site should be designated on the general plan and community plan land use maps as a proposed and eventually as an existing school site.

Site should have a minimum of existing structures to be destroyed or removed and households to be relocated.

## **UTILITIES**

Site has or will have on a timely basis access to all utilities and services, including sewer, water, gas, electric, and drainage. Utility easements on the site should be avoided.

## **OTHER CRITERIA**

In addition, the site must meet all California Department of Education site review requirements.

The District also requests that if the school site is located in or is proposed to be in a Community Facilities District (CFD), that the site be exempt from these taxes. If the CFD does not exempt public schools from taxes, the site should be zoned to allow the lowest tax rate possible for the site before the district acquires or utilizes the site.

**McDONOUGH, HOLLAND & ALLEN**

A PROFESSIONAL CORPORATION  
**ATTORNEYS**

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JACK D. BROWN  
THOMAS L. HILL  
NANCY S. LEE  
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EDWARD J. WHIGHT, JR.

MICHELLE MARCHETTA KEATON  
MICHELE M. CLARK  
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DAVID L. KROTINE  
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TIMOTHY P. HAYES  
NANCY T. TEMPLETON  
MICHAEL V. BRADY  
DAVID C. MACCHIAVELLI  
L. STUART LIST  
KENT W. SILVESTER  
TODD W. BAILEY  
DANIEL V. MARTINEZ  
JAN PATRICK SHERRY  
DON P. HARRIS  
STEPHEN A. LAMON  
DOUGLAS A. POTTS  
CLYDE T. OGATA

C. NICOLE MURPHY  
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JEREMY S. M. LESTONE  
CAROLYN MASON  
JENNIFER S. DAVIS  
HAUL C. ANDERSON  
  
OF COUNSEL  
V. GARLOW GOFF  
ANN TAYLOR SCHWING  
DANIEL L. SIMMONS  
SETH P. BRUNNER  
RICHARD C. MAROUN  
  
ALFRED E. HOLLAND  
BRUCE F. ALLEN  
MARTIN McDONOUGH  
(1915-1987)

March 1, 1995

Barbara Wendt, Senior Planner  
Planning Department  
City of Sacramento  
1231 I Street, Suite 300  
Sacramento, CA 95814

VIA FAX

Re: Sheldon Farms Parcel: JCPA Planning Area;  
Agenda Item No. 1, Planning Commission Meeting  
of March 2, 1995

Dear Ms. Wendt:

Please be advised that my clients, Sheldon Farms, have no objections to the alternative land use proposals set forth in Attachments 1 and 2 to the Staff Report to the Planning Commission which relocate the proposed school site from the property of my clients on Sheldon Road to areas in the central part of the Planning Area.

The alternatives proposed appear to meet the objections of my clients and address the concerns expressed by members of the Planning Commission.

If there is any change in the proposals, please let me know.

Very truly yours,

*Joseph E. Coomes, Jr.*  
Joseph E. Coomes, Jr.

JEC:cs

cc: Carl Stein

YUBA CITY OFFICE  
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BAY AREA OFFICE  
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(510) 444-7372  
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# Ormi Corporation

Construction & Development

P.O. BOX 2763  
TURLOCK, CA 95381  
TEL: 209-667-7025

Via Facsimile # 916-264-8329  
C/O Don Lockhart / Planning Dept.  
City Planning Commission  
Sacramento, California

Date: March 1, 1995

Attention: Linda Meyers, Planning Commission Chairperson

Subject: Jacinto Creek Planning Area

Dear Ms. Linda Meyers:

I am writing to you on behalf of Shasta Joint Venture which owns four parcels of land on Jacinto Road, APN # 117-0204-012, 13, 14, and 15. I was informed this afternoon around 5:00 P.M. by Mr. Don Lockhart of the city of Sacramento Planning Department that you will be holding a public hearing about some Land Use Plan Alternatives that will affect Shasta Joint Venture's property land use.

It is my understanding that under the proposed alternatives, Public/Quasi Public land use is suggested for Shasta Joint Venture's properties is a site for future school site.

I hereby register my opposition to the proposed land use on Shasta Joint Venture properties. I fail to understand this sudden change in land use on our properties. We have been one of the active sponsors of annexation process of this area. For years we have supported and sponsored the annexation process. Up to about a year ago we have actively participated in the planning process for this area. We believe that the planning staff had come up with a viable plan and land use program.

I fail to see the logic of this last minute change. I have been notified of the proposed plan changes only 24 hour before the Planning Commission meeting. Due to the circumstances beyond my control, I will not be able to

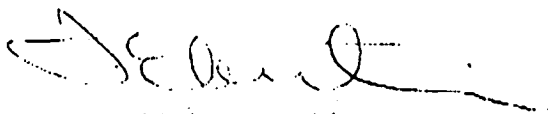
To: Linda Meyers, Planning Commission Chairperson  
Subject: Jacinto Creek Planning Area  
Date: March 1, 1995

participate in the public hearing to explain in person my objections to this last minute plan change..

I hereby request the Planning Commission not to impose this proposed land use on Shasta Joint Venture properties. We have gone through extensive financial burden to acquire and to carry the property for many years with the hope that we can start development plans as soon as the Master Plans is approved and adopted by the City of Sacramento. Imposing Public/Quasi Public/School land uses on the property will render it undevelopable. The land use will also impair the potential of sale of the property as no other developer will be willing to buy the property with no potential for future development.

Once again I reiterate my objection of the Planning Commission to consider the potential devastating financial burden on us and to reject the proposed changes.

Very truly yours,



John Ekhtiar, President  
Ormi Corporation  
Managing Partner,  
Shasta Joint Venture

**DEPARTMENT OF NEIGHBORHOOD SERVICES**  
**INTER-OFFICE MEMORANDUM**

DATE: March 1, 1995

TO: Barbara Wendt, Senior Planner

FROM: Gary L. Little, Area Manager *GL*

SUBJECT: Jacinto Creek Planning Area

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Thank you for the opportunity to review the three alternatives for the Jacinto Creek Planning Area that are being forwarded to the City Planning Commission. The decision by the Planning Commission on this issue will determine the extent to which the land in this Planning Area will be suitable for various recreational uses. In particular, the decision will determine whether any of the property can potentially be used for a community center or similar facility.

At the request of several residents in the Valley Hi and North Laguna neighborhoods, the Neighborhood Services Department has been working with the community, Council Offices and other Departments to identify possible sites for a community center. One consideration is whether a site has the potential for joint use. Can the property support the construction of a community center and a library, police station, fire station or other public facility? We seek to maximize the use of future community center property, keep operation and construction costs down and increase the ability of various departments/agencies to jointly participate in youth development programs.

From information you presented to us, it appears under Attachment 1, the parcels designated for Parks, Recreation & Open Space or Public/Quasi Public use are individually too small for joint use consideration. In fact, the properties may be too small for any potential community center development. We are looking for approximately nine acres for joint use. Although we don't have the exact parcel size information on Attachment 1, it appears on sight, the acreage is something less than nine acres.

It also appears the P/OP and the P, R & OS locations north of Shasta Ave. could be more than 9 acres when considered together. However, I am concerned the property would not lend itself to joint use. From preliminary discussions held with the Fire Department and Library staff, I recall the fire department's preference was for a location that is on the corner of an intersection. The library staff is also looking for a site directly on a major street. While it is possible the two parcels considered together could house a community center, it's our understanding the property would not meet the needs of those we are working with for possible joint use.

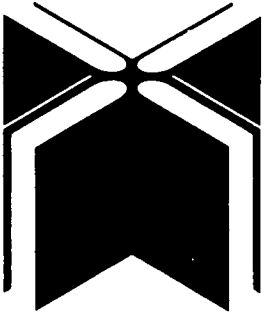
We are satisfied that Attachments 2 and 3 will allow us to present the sites north of Shasta Ave. to



Jacinto Creek Planning Area  
Page 2

the Valley Hi and North Laguna residents for community center site consideration. Based on an initial review, the site meets several requirements of the departments for possible joint use.

If you have any questions, please contact me at ext. 8220.



Sacramento  
Public  
Library

**Memo**

Date: March 1, 1995

To: Barbara Wendt, Senior Planner

From: Richard M. Killian, Library Director

Subject: **JACINTO CREEK PLANNING AREA**

Thank you for sharing various attachments offering different options for the Jacinto Creek Planning Area: **Item #1 March 2, 1995 City Planning Agenda.**

Attachment 3, "Consensus Land Plan For the Jacinto Creek Planning Area" indicates a site for future civic use, labelled, "P/QP", on the corner of Shasta Avenue and Bruceville Road.

Attachment 2, "Planning Commission Alternative Land Use Plan...." indicates the same usage.

**The P/PQ designation at Bruceville/Shasta is acceptable as a possible future library site.**

Attachment 1, "Planning Commission Alternative Land Use Plan .... indicates P/PQ usage adjacent to a school site in the center of the planning area - not on the corner of Shasta and Bruceville. **This site is not acceptable as a future library location.**

City staff from the Fire Department, the Neighborhood Services Department and the Library have offered consideration of joint siting for multiple civic uses.

In Attachments 2 and 3, the P/QP designation might work **well for a future fire station, community center and public library complex.** Funding for these projects has not been identified, as yet.

A 12,000 sq. ft. library, occupying about 3+/- areas of land is called for in the City Council - approved Sacramento Public Library Master Plan of 1990 for the Valley Hi community. The 1990 Library Master Plan also states the following:

Library branch sites are:

- Where people voluntarily converge in an area that is frequently visited by all segments of the population during daily activities.
- Where facilities are clearly visible and identifiable to residents as they go about their usual activities.
- On a primary street on or near a major intersection or arterial transportation routes that provide easy access in and out of parking lots and safety for pedestrians.
- In or near a shopping area, drawing on the influence of adjacent activities.
- Situated with adequate and convenient parking and public transportation, preferably on or near library site.

March 1, 1995  
Barbara Wendt  
Page 2

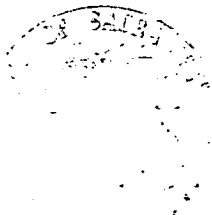
- Of adequate area and appropriate configuration to allow for the programmed building and parking.

Public library sites **do not** work well when located adjacent to public schools or parklands when the above criteria are ignored.

In addition, the Bruceville Road frontage is very important for North/South vehicular Library access for **all** of the Valley Hi Community.

RMK:mrl  
953-3.memo

cc: Gary Little, Manager, Neighborhood Services, Area 2  
David Martinez, Deputy City Manager  
Dennis Smith, Fire Department



DEPARTMENT OF  
FIRE  
  
GARY COSTAMAGNA  
FIRE CHIEF

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
SUITE 401  
SACRAMENTO, CA  
95814-2979  
  
PH 916-264-5266  
FAX 916-264-7079

**Date:** February 27, 1995  
**To:** Barbara Wendt, Senior Planner  
**Subject:** Jacinto Creek Planning Area

We have reviewed the material that you provided on the Jacinto Creek Planning Area. The material included three attachments that showed different land uses. Attachments 2 and 3 are acceptable for a future fire station location. Attachment 1 is not acceptable for the following reasons:

- The P/OP site is surrounded by M/LD, MD residential units and we have found that a fire station is not a good neighbor. When we leave a station on an emergency, we use sirens and air horns to clear traffic night or day.
- It appears from the map that the distance from the intersection of Shasta and Bruceville is too far from the P/QP area.
- When a fire station is built in a residential area it can create a safety issue with children in the neighborhood.

If Attachment 1 is the final design, the Fire Department is not interested in locating a fire station on Shasta Avenue or Jacinto Avenue.

If you have any questions, please contact me at #5266.

  
Dennis Smith, Deputy Chief

Attachments