

April 10, 1985

City Planning Commission  
Sacramento, California

Members in Session:

SUBJECT: Review of Sacramento County's Notice of Preparation of a Draft Environmental Impact Report for Laguna Creek Ranch (M85-042) and Elliot Ranch (M85-043)

LOCATION: South of Sacramento City Limits, between Interstate 5 and Franklin Boulevard

#### SUMMARY

The County of Sacramento has received two applications for development of a total of 1,871 acres in the Laguna Creek area, lying south of the City Limits (Exhibit 1). The County intends to prepare an Environmental Impact Report for each project. Staff received both Notices of Preparation on March 18, 1985. Staff recommends that this report be transmitted to the County of Sacramento.

#### BACKGROUND INFORMATION

The two projects cumulatively propose residential, commercial, industrial, research and development, and recreational land uses. A description of each project is listed below:

1. **Laguna Creek Ranch:** This project requires general and community plan amendments, and rezoning to allow residential, commercial, industrial, research and development, and recreational uses on 1,166± acres adjacent to Interstate 5, on the West (Exhibit 2);
2. **Elliot Ranch:** This project requires general and community plan amendments, and rezoning to allow residential, commercial, research and development, and recreational uses on 709± acres immediately South of the proposed Laguna Creek ranch project, between Interstate 5 and Franklin Boulevard (Exhibit 3).

The County has identified the following subject areas to be discussed in each Draft EIR:

- effects of the proposal on traffic and circulation;
- effects of the proposal on air quality;

- effects of the proposal on land use;
- effects of the proposal on hydrology;
- effects of the proposal on agriculture;
- effects of the proposal on the provision of various public services.

Staff suggests the environmental document should respond to the following comments:

1. Assess the growth inducing impacts of the proposed projects including a physical and fiscal assessment of public services and facilities (both County and City) impacted as a result of existing, approved, and proposed growth in this area. The services and facilities to be assessed should include roadways, water, drainage, sewerage, freeway interchanges, schools, hospitals, fire, and police. The identification of services and facilities should be accompanied by a discussion of the mechanisms available to provide the improvements, the cost and timing of providing the improvements, and the identification of who will be responsible for funding the improvements.
2. Project the number of jobs that will be generated by each proposal as well as the number of jobs already expected in the area based on development of other approved projects. The discussion should include whether these employment opportunities will be filled by area residents or by residents drawn out of the City.
3. Analyze the demand for housing created by employment expected for the area. Assess the job housing relationship.
4. Analyze the impacts of the loss of open space and natural watershed, including a discussion of the cumulative impacts of the proposed projects together with projects that have already been approved, on the hydrological viability of Laguna Creek.
5. Assess the affect of these projects on areawide air emissions, together with the cumulative effect of existing, approved, and planned development in that area. This discussion should include on examination of public transit that will serve the area.
6. Analyze the traffic generation and resultant roadway impacts of these proposals and planned development in the area.
7. Determine what portion of regional and local market demand for housing, employment, commerce, and industry will be filled by these two projects, and analyze what effect this will have on City growth.
8. Assess toxic wastes that may be associated with the proposed developments.

**STAFF RECOMMENDATION**

The staff recommends that the Planning Commission transmit these comments, along with any additional comments that the Commission deems appropriate, to the Environmental Coordinator of the County of Sacramento.

Respectfully submitted,



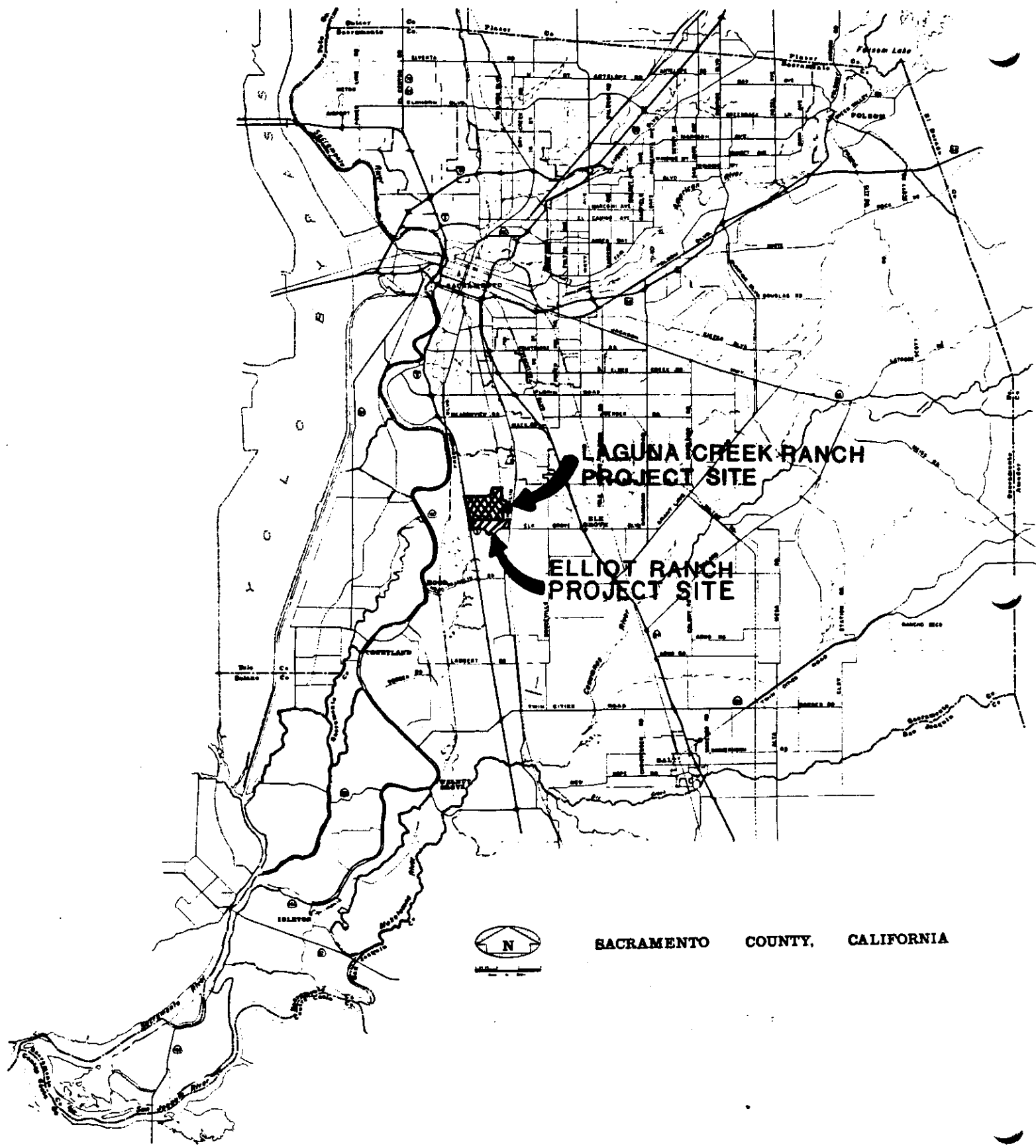
Clif Carstens  
Senior Planner

CC:HT:pkb/pc  
attachments

M85-042  
M85-043

-3-

Item No. 2



SACRAMENTO COUNTY, CALIFORNIA

EXHIBIT

# LAGUNA CREEK RANCH

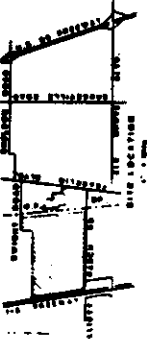
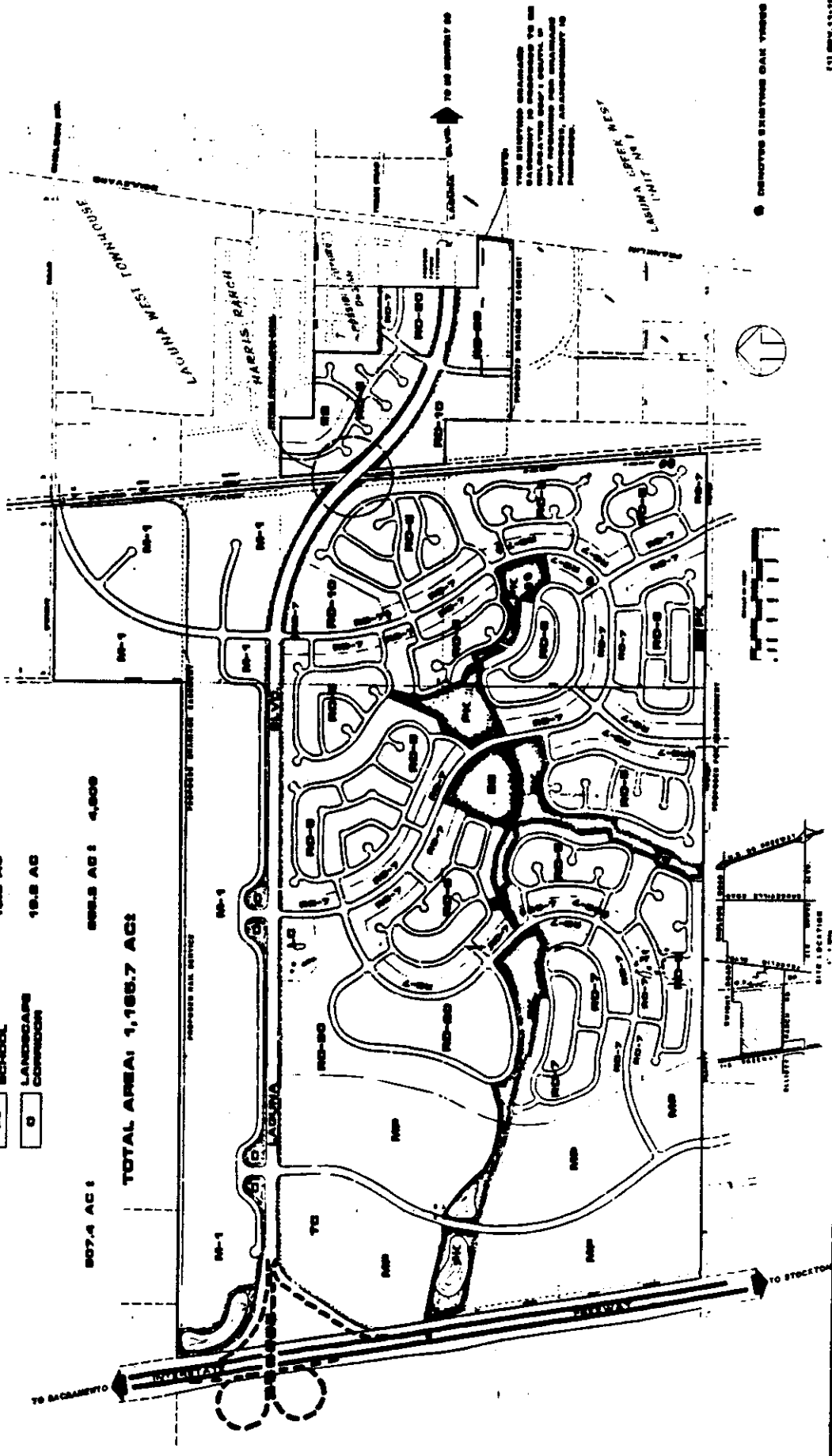
SACRAMENTO COUNTY  
 AUGUST, 1984

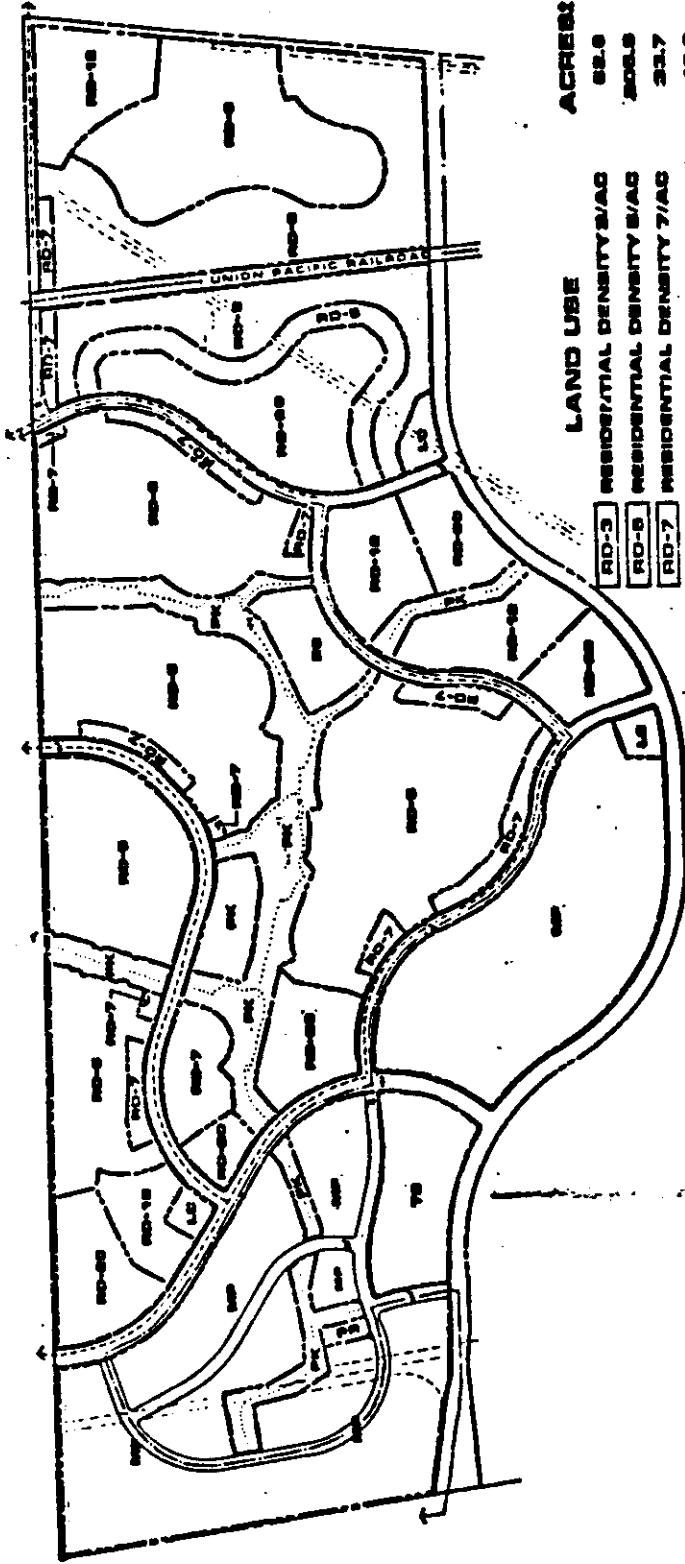
SCHMATIC LAND USE AND CIRCULATION PLAN

**LEGEND:**

LAND USE	AREA	LAND USE	AREA	SWELLINGS
LC NEIGHBORHOOD SHOPPING	9.0 AC	RD-8 RESIDENTIAL DENSITY 8/AC	948.8 AC	1,741
TC TRAVEL COMMERCIAL	80.8 AC	RD-7 RESIDENTIAL DENSITY 7/AC	116.8 AC	810
MP RESEARCH & DEVELOPMENT	178.1 AC	RD-10 RESIDENTIAL DENSITY 10/AC	84.8 AC	848
IND-1 LIGHT INDUSTRIAL	808.8 AC	RD-20 RESIDENTIAL DENSITY 20/AC	44.8 AC	888
MAJOR ROAD COLLECTOR/FRONTAGE ROAD	108.8 AC	RD-30 RESIDENTIAL DENSITY 30/AC	20.4 AC	818
		PK PARK OR PARKWAY	80.8 AC	
		SB ELEMENTARY SCHOOL	18.8 AC	
		LANDSCAPE CORRIDOR	18.8 AC	
			888.8 AC	4,808

TOTAL AREA: 1,188.7 AC





**CIRCULATION LEGEND**  
 DASHED LINE WITH DOTS: CIRCUMFERENTIAL PATH AND STREET  
 DASHED LINE: MAIN PATH AND STREET  
 SOLID LINE: POTENTIAL ST SEATS

**BUILDING S.F. DWELLING UNITS**

188	1,088	838	823	1348	67,818 S.F.	180,1 S.F.	1,899,1 S.F.
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**LAND USE**

RD-3	RESIDENTIAL DENSITY 3/AC	82.6
RD-6	RESIDENTIAL DENSITY 6/AC	208.5
RD-7	RESIDENTIAL DENSITY 7/AC	32.7
RD-12	RESIDENTIAL DENSITY 12/AC	43.8
RD-20	RESIDENTIAL DENSITY 20/AC	87.3
LG	NEIGHBORHOOD SHOPPING	0.8
TC	TRAVEL COMMERCIAL	18.8
MP	RESEARCH AND DEVELOPMENT	140.4
PK	PARK OR PARKWAY	20.1
SS	ELEMENTARY SCHOOL	0.0
PR	PARK AND RIDE	0.9
	ARTERIAL ROADS	24.8

TOTAL ACRES: 708.11  
 TOTAL DWELLING UNITS: 8,382  
 TOTAL BUILDING SQUARE FOOTAGE: 8,800,000 S.F.

OVERALL SITE DENSITY: 8.8 DU/AC

PROPOSED LAND USE / REZONE

# ELLIOTT RANCH

AUGUST 1984



THE BONE CORPORATION  
 700 40th STREET  
 SACRAMENTO, CA. 95814  
 (916) 444-8179

SHEET 8 OF 8

ALL DIMENSIONS ARE APPROXIMATE.  
 ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.  
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