REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www. CityofSacramento.org

PUBLIC HEARING
April 10, 2007

Honorable Mayor and
Members of the Sacramento City Council

Title: Applicant Appeal of Florin Walgreens (P06-149)

Location/Council District: Southwest corner of Florin Road and Riverside Boulevard. APN: 030-0042-050 (Council District 7)

Recommendation: Conduct a public hearing and upon conclusion, adopt a **Resolution** denying the appeal of the Planning Commission's denial of the Florin Walgreens project. (P06-149)

Contact: Antonio Ablog, Associate Planner, (916) 808-7702; Tom Buford, Senior Planner, (916) 808-7931

Presenter: Antonio Ablog

Department: Development Services

Division: Current Planning

Organization No: 4881

Description/Analysis

Issue: The applicant is appealing the Planning Commission's decision to deny the request to construct a 14,820 square foot retail pharmacy with drive-through service. The subject site is zoned Shopping Center Review (SC-R) and is designated for commercial uses by both the General Plan and Pocket Community Plan. The project requires the approval of a Plan Review for the retail store, Special Permits for a drive-through and off-site parking, and a Variance for an additional attached sign. The request for these entitlements was denied by the Planning Commission.

Policy Considerations: The project is consistent with the following General Plan goals relating to commercial land uses:

- The proposed commercial use will offer goods and services for the daily needs of adjacent residential areas. (sec. 4-10)

- The proposed commercial use promotes the re-use and revitalization of an existing commercial center. (sec. 4-17)

Smart Growth Principles: City Council adopted a set of Smart Growth Principles in December 2001 to promote growth or sustain existing development that is economically sound, environmentally friendly, and supportive of community livability. The proposed project promotes infill commercial development and provides a service for the immediate residential neighborhood.

Strategic Plan Implementation: The project conforms to the City of Sacramento Strategic Plan, specifically by advancing the goals to achieve sustainability, enhance livability, and the economic development of a vacant commercial site.

Committee/Commission Action: The project was initially heard by the Planning Commission on January 11, 2007. At the conclusion of this initial hearing, the Planning Commission voted (6-3) to approve an intent motion to deny the project. The project was continued to January 25, 2007 for the Planning Commission to take a formal action to deny the project. The applicant requested a continuance and asked that the public hearing be re-opened. The project was re-noticed and continued to February 22, 2007. On February 22, 2007 the Planning Commission voted (5-3) to deny the request for entitlements for a 14,820 square foot retail pharmacy.

Environmental Considerations: The California Environmental Quality Act (CEQA) does not apply to projects that are rejected or disapproved. (Public Resources Code Section 21080(a)(5)) If the City Council denies the appeal, and denies the project, no CEQA review is required. A Mitigated Negative Declaration and Mitigation Monitoring Plan were prepared for review by the Planning Commission during its hearing process.

Rationale for Recommendation: As a matter of practice and policy, staff adopts the action of the Planning Commission as its recommendation on an appeal to the City Council. The Planning Commission reviewed the proposed project at length. The primary concerns identified by the Planning Commission related to the footprint of the building on the site and its relationship to Florin Road and the shopping center activity. The façade design also received substantial attention, and was found to be lacking in aesthetic appeal.

In the event the City Council determines that the appeal should be granted, and the project approved, Resolutions approving the Mitigated Negative Declaration and Mitigation Monitoring Plan, and approving the requested entitlements would be required. These Resolutions would include the required findings, and conditions of approval. Staff has included a draft resolution approving the environmental document (Attachment 12) and draft resolution granting the appeal (Attachment 13) for the City Council's review. The Mitigated Negative Declaration is attached as Attachment 14. The Mitigation Monitoring Plan is attached to the draft resolution in Attachment 12.

Financial Considerations: There are no fiscal considerations related to this project.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully submitted by: _____
DAVID KWONG
Planning Manager, Planning Division

Approved by: _____
WILLIAM THOMAS
Director of Development Services

Recommendation Approved:

_____
RAY KERRIDGE
City Manager

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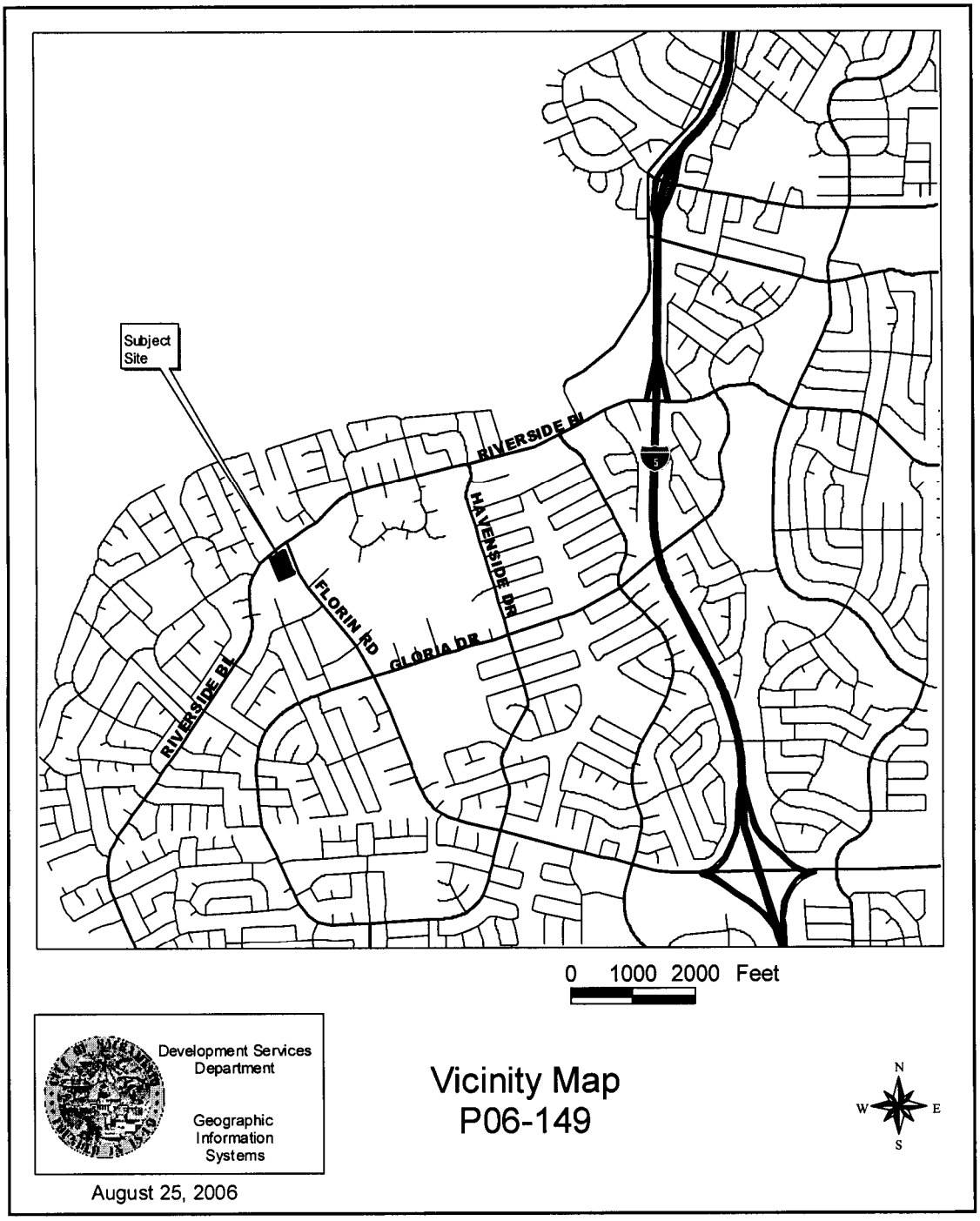
Attachment 1 – Vicinity Map



Attachment 2 – Land Use Map

Attachment 3 - Background Information

The project site is located in the Greenhaven Plaza Shopping Center at the southwest corner of Florin Road and Greenhaven Drive. The corner site is currently vacant. The site was the subject of a proposal (P99-151) to build and operate a McDonald's restaurant with a drive-through. The McDonald's proposal was very controversial, and as part of that process the Save Our Corner group was organized to focus attention on the proposal. The site plan review for the restaurant was approved by the Planning Commission, and the special permit for the drive-through was denied. The project was not heard by the City Council.

The Walgreen's proposal has also received very close attention by neighbors, including the Save Our Corner group. The applicant has met with Save Our Corner on several occasions, as well as with at least one representative of other neighbors. In addition, a public meeting was held in the neighborhood, attended by approximately 100 people, at which the project was discussed and community concerns were voiced.

The major issues involved with the project have concerned design and architecture, access to Riverside Boulevard and circulation, landscaping and signage. The Planning Commission denial of the project was based, in large part, on concerns that the proposed building "turns its back on the shopping center" and presents an unfriendly façade to Florin Road. These concerns were discussed at length with the applicant, and alternative footprint locations were identified and discussed. None of the alternative proposals resolved the issue, and the applicant has indicated that there are obstacles to each of the proposed alternatives such that the proposed footprint is the only realistic approach to the site.

The Planning Commission conducted two hearings on the project, and the staff reports for each of the Planning Commission meetings that were scheduled for the project have been attached.

While staff adopts the decision of the Planning Commission as its recommendation, staff has also provided draft resolutions that would grant the appeal, approve the project, and adopt the environmental document (Attachments 12 and 13). The environmental document has been provided under separate cover (Attachment 14). The conditions of approval included in the draft resolution were those that have been identified by staff, supplemented by those identified at the public hearings, and proposed by the community and agreed to by the applicant.

Notice of Hearing: As required by section 17.200.010(C)(2)(d) of the City Code, ten day notice of the April 10, 2007 public hearing has been given by posting and mail.

Attachment 4 – Applicant Appeal

CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
915 I Street, New City Hall, 3rd Floor
Sacramento, CA 95814

PLANNING DIVISION
916-808-5419

APPEAL OF THE DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

DATE: February 23, 2007

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission on February 22, 2007 **(hearing date), for project number (P#)** P06-149 **when:.**

_____	Special Permit	for a drive-through pharmacy
_____	Variance	for exceeding the maximum number of signs
_____	"R" Review	for 14820 square-foot retail store with pharmacy
_____	Other Determination	for Environmental Determination & Mitigated Monitoring Plan

was: _____ Granted by the City Planning Commission

__X__ Denied by the City Planning Commission

Grounds For Appeal: (explain in detail, you may attach additional pages)
Please see attached.

⇒ Property Location: Southwest corner of Florin Rd. and Riverside Blvd.

⇒ Appellant: Paul Stephens, Hawkins Companies (please print) Daytime Phone: (208) 947-4751

⇒ Address: 8645 W. Franklin Rd., Boise, ID 83709

⇒ Appellant's Signature: Matthew Keast, agent

THIS BOX FOR OFFICE USE ONLY

FILING FEE: ____ $1,192.00 By Applicant ____ $298.00 By Third Party

RECEIVED BY: _____
DATE: _____

Distribute Copies To: CAS; DK; Project Planner; Mae Saetern (original & receipt)
P# _____ Forwarded to City Clerk: _____

S:\Admin\Forms\Planning Templates\CPC Appeal Form.doc
10/14/2005

The Applicant, the Hawkins Companies, requests an appeal of the February 22, 2007, decision of the Planning Commission to deny their Florin Walgreens application. The reason for the appeal is to allow the Council to resolve the policy issues involved with this application. The project has the support of the community and will be a welcome addition to the commercial center.

Agent: John M. Taylor
Taylor & Wiley
2870 Gateway Oaks Drive, suite 200
Sacramento, CA 95833

Taylor and Wiley represents the Appellant, Hawkins Companies, on this appeal to the City Council. Please direct all communications regarding this matter to that office.

Attachment 5 – Letter of Support from Save Our Corner

SAVE OUR CORNER
Interested Greenhaven/Pocket Residents

February 20, 2007

Sacramento Planning Commission
915 I Street, Third Floor
Sacramento, CA 95814

RE: Proposed Walgreens at Florin/Riverside – SUPPORT

Dear Commissioners:

The group of Greenhaven/Pocket residents known as "Save Our Corner" again wishes to express its thanks to Walgreens, the Hawkins Companies, Jim Wiley, Councilman Robbie Waters, and city staff for their work with us and other residents to make the proposed Walgreens acceptable to the community. The continuance granted to the applicant on February 8th provided additional time for the Hawkins Companies to make further changes in response to our concerns.

Because of the good-faith efforts to improve the design and appearance of the building and monument sign, Save Our Corner now fully supports the proposed project.

We are hopeful that a new Walgreens, as now proposed, on the corner will serve as a catalyst to rejuvenate a shopping center that is badly in need of remodeling. Moreover, we are acutely aware that we and the Planning Commission have been afforded input into the approval process and design of the proposed project only because of the applicant's request for a drive-thru, which requires a Special Permit. We are mindful that if this proposal is ultimately denied, the next application may well be one with no need for a Special Permit, thus beyond the Commission's and community's oversight, which could result in a business and structure that is far less desirable than Walgreens.

The following is a brief summary of what had been our primary areas of concern and how they have been addressed.

a) Orientation of the Building. As discussed at the January 11th Planning Commission hearing, we would have preferred an orientation of the building where the main entrance was facing the corner of Florin and Riverside. Following extensive discussion with the applicant and city staff that entailed evaluating all the options, we are persuaded that given the constraints of the site including traffic flow, parking, and easement, the proposed orientation is the best option. The applicant has added a pedestrian cross-walk pavement marking to address pedestrian movement within the shopping center.

b) Exterior Appearance/ Architecture of Building. The applicant has made several changes to the exterior building to improve its appearance. These changes include design and material modifications to the two towers, color variations on the building and masonry wall, the addition of a wall of sufficient height to screen the delivery and refuse areas from street view, and coordinated wall and roof materials.

c) Monument Sign. The applicant has agreed to reduce the height and width of the sign, to make the message board a more integral component of the monument design, and to add brick planters to its base. The applicant has also agreed to limit the sign to display only one message per day, except for additional community announcements.

d) Replacement Trees. The applicant has agreed to our request to use 36" box trees to replace trees that must be removed for the project.

e) Landscaping. The applicant has agreed to add clusters of landscaping to soften the building and monument sign, and add an attractive focal point on the corner. The applicant has also invited a plant list of requested plantings, such as evergreen shrubbery.

f) Metal Storage Containers. The applicant has agreed to the condition that no detached metal storage containers be permitted on the site.

g) Shopping Cart Containment. The applicant will incorporate a containment system to keep shopping carts from leaving the site.

For these reasons we urge your approval of the project as now proposed.

Sincerely,

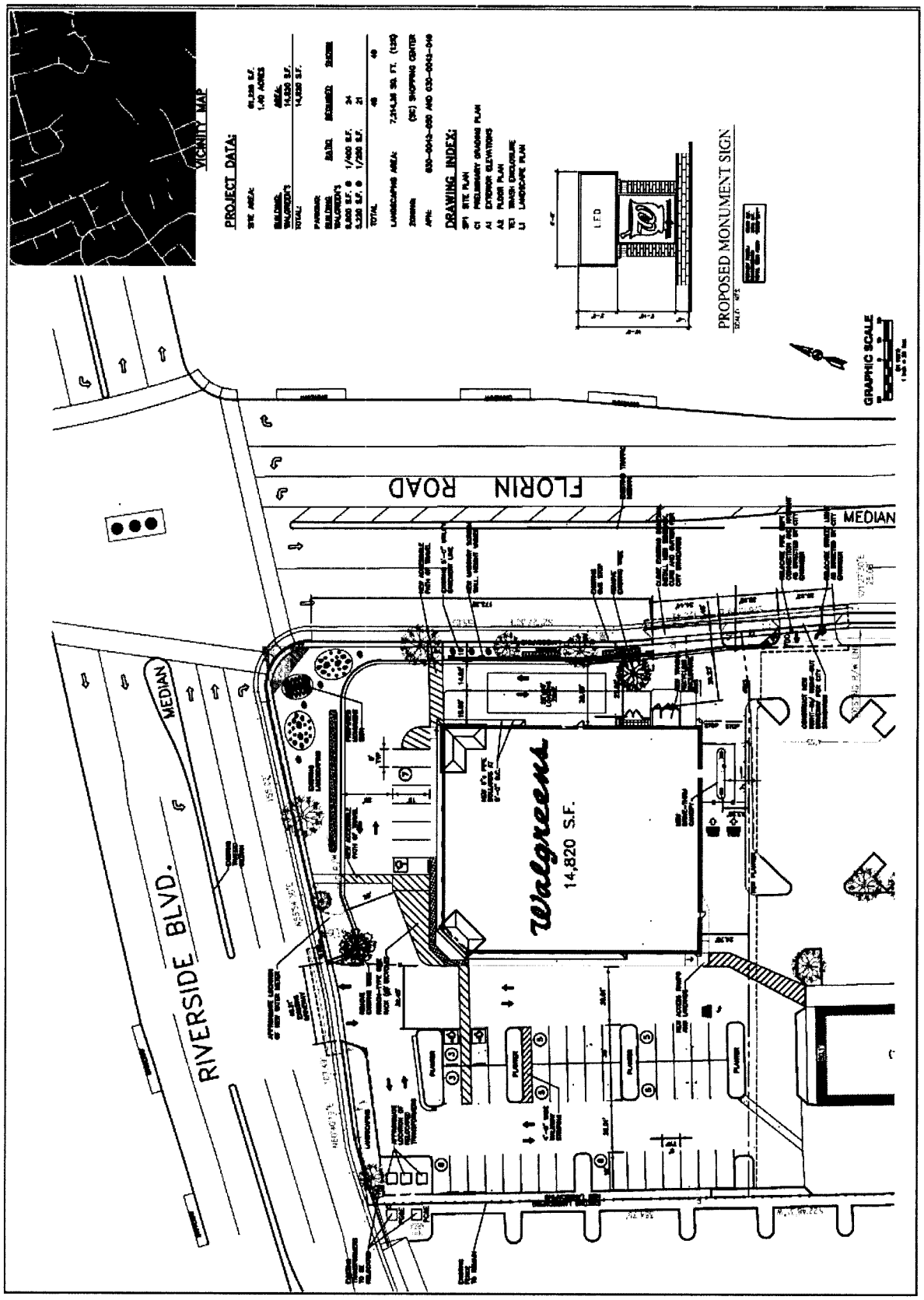
SAVE OUR CORNER

Gina Dillon 28 Sail Court	Carolyn Fong 6519 Benham Way	Jim Hoffsis 458 Windward Way
Bart Lagomarsino 15 Sail Court	Nick LaPlaca 6461 Surfside Way	Alice and Art Nauman 6207 Surfside Way
Scott Peifer 6990 Pocket Road	Jack Reefer 6337 Seastone Way	Sue Vitiello 771 Shoreside Drive

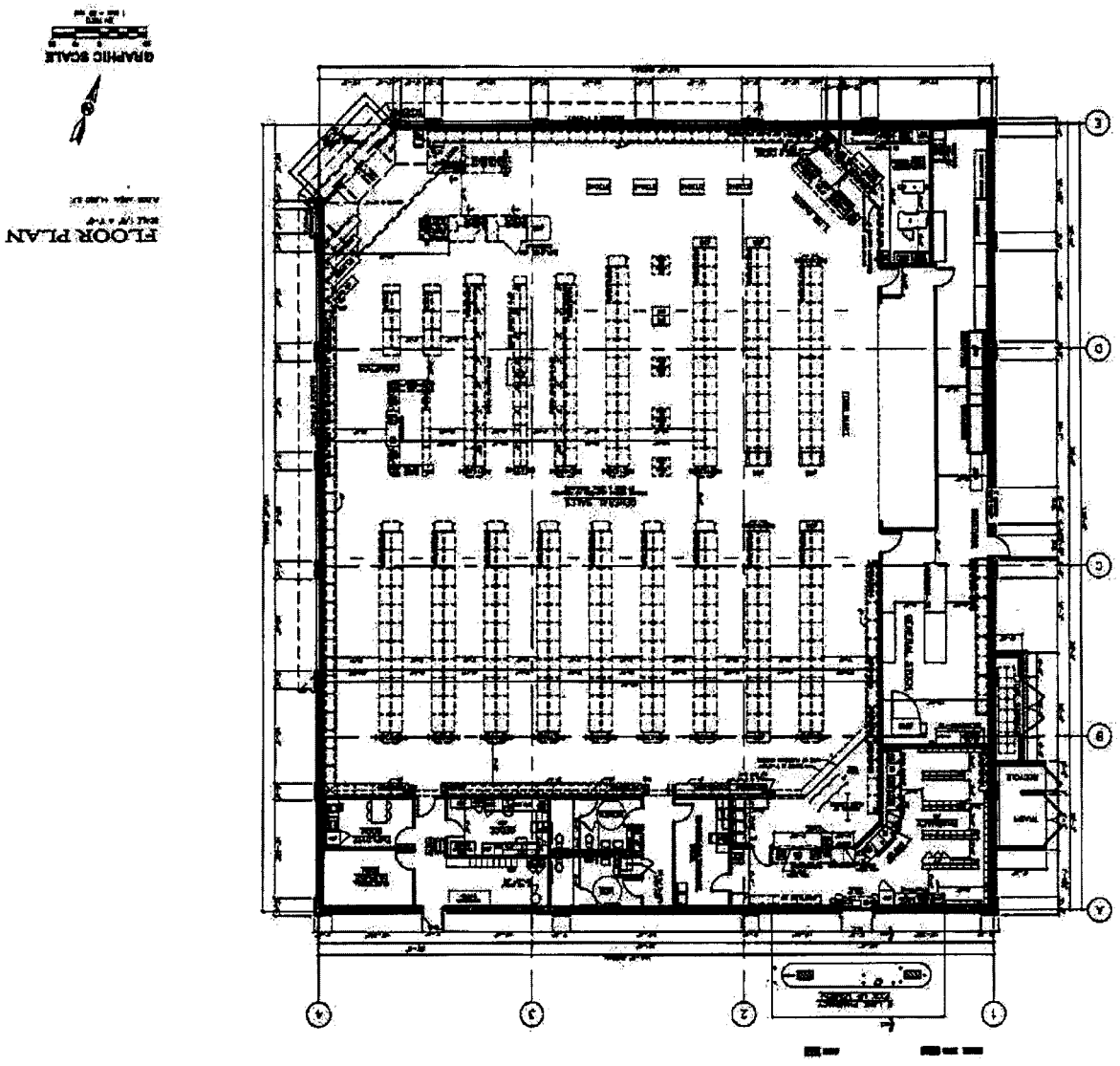
Kathi Windheim
6584 Riverside Blvd.

cc: Councilperson Robbie Waters

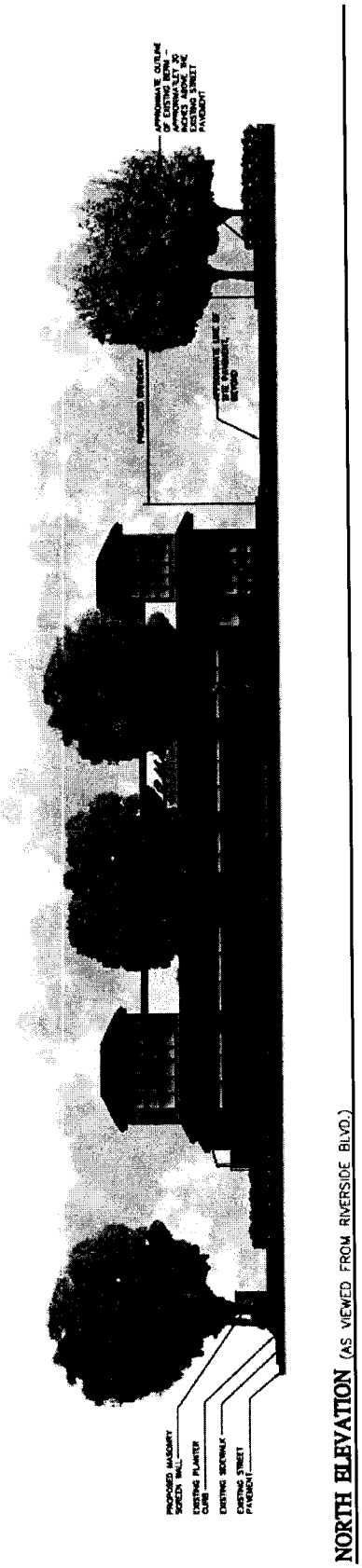
Attachment 6 – Site Plan



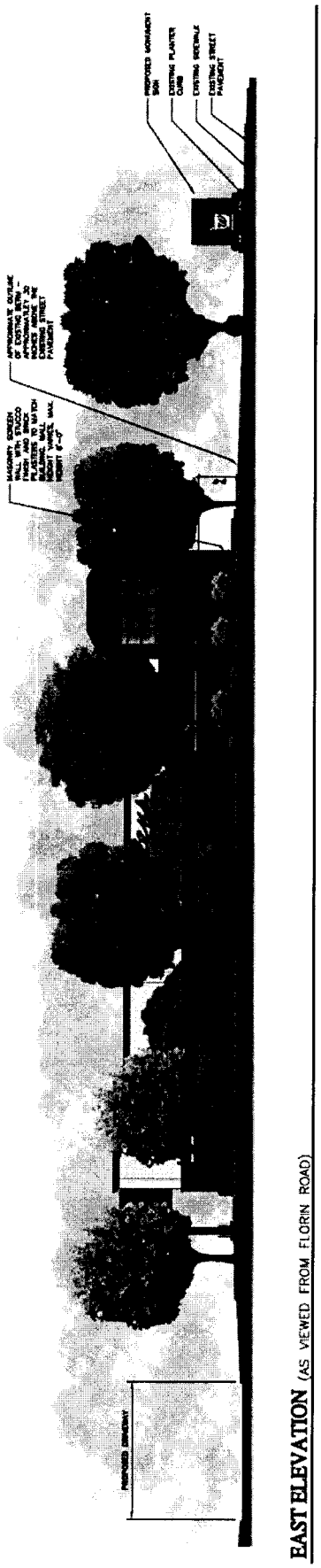
Attachment 7 – Floor Plan



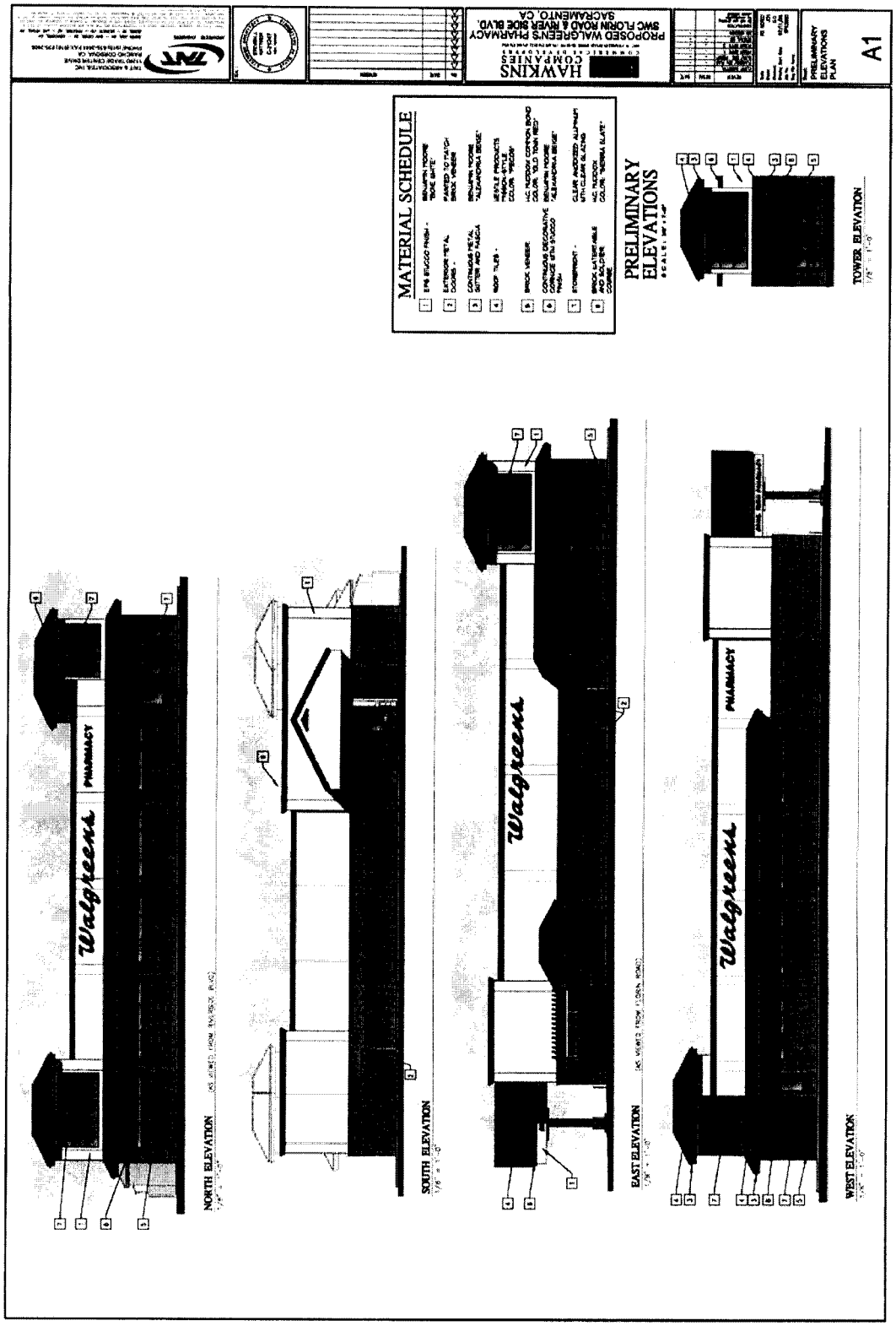
Attachment 8 – Elevations



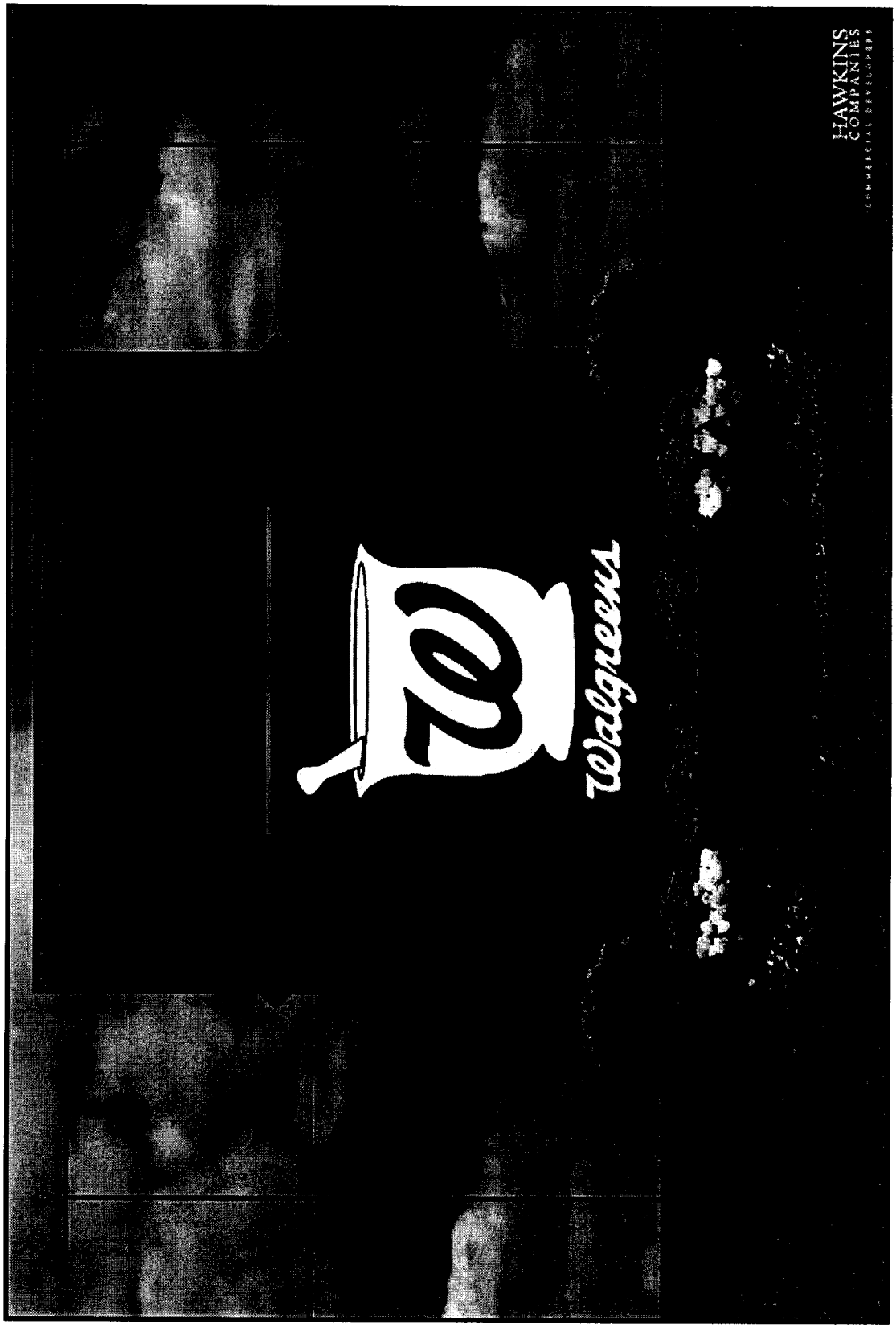
NORTH ELEVATION (AS VIEWED FROM RIVERSIDE BLVD.)



EAST ELEVATION (AS VIEWED FROM FLORIN ROAD)


HAWKINS COMPANIES
PROPOSED WALGREEN'S PHARMACY
SWC FLORIN ROAD & MEER SIDE BLVD.
SACRAMENTO, CA
PRELIMINARY ELEVATIONS PLAN
A1
MATERIAL SCHEDULE
PRELIMINARY ELEVATIONS
TOWER ELEVATION
NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
WEST ELEVATION
Walgreens
PHARMACY

Attachment 9 – LED Board



Attachment 10 – Planning Commission Staff Report from January 11, 2007

REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PLANNING COMMISSION REPORT
January 11, 2007

Honorable Members of the Planning Commission

Subject: Florin Walgreens located at the southwest corner of Florin Road and Riverside Boulevard. A request to construct a 14,820square foot retail pharmacy with drive through service in the Shopping Center Review (SC-R) zone. APN: 030-0042-050. Council District 7.

A. Environmental Determination: Mitigated Negative Declaration;

B. Mitigation Monitoring Plan;

C. Special Permit to allow drive-through pharmacy service for a 14,820 square foot retail store in the Shopping Center (SC-R) zone;

D. Plan Review to allow a new 14,820 square-foot retail store with pharmacy in the Shopping Center Review (SC-R) zone;

E. Special Permit to allow 10 off-site parking spaces for a 14,820 square-foot retail store in the Shopping Center Review (SC-R) zone;

F. Variance to exceed the maximum allowable number of attached signs by one (1) sign.

Location/Council District:

250 Florin Road, Sacramento CA, 95831

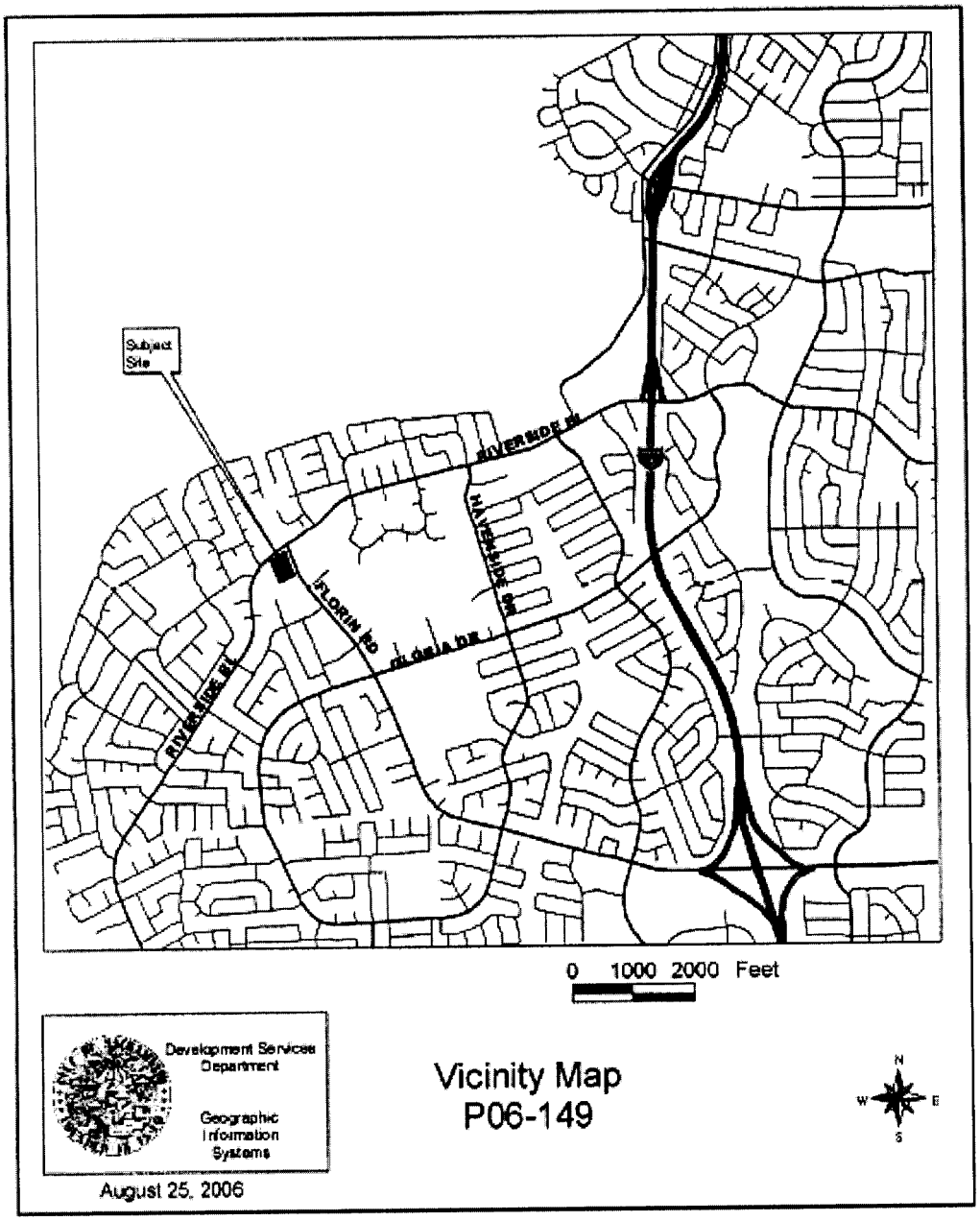
Assessor's Parcel Number: 030-0042-050

Council District 7

Recommendation: Staff recommends the Commission approve entitlements A through F above. The requests are based on the findings and subject to the conditions listed in Attachment 1. The Commission's actions are appealable to City Council.

Contact: Antonio Ablog, Associate Planner, (916) 808-7702
Tom Buford, Senior Planner, (916) 808-7931

Subject: Florin Walgreens (P06-149) January 11, 2007



Subject: Florin Walgreens (P06-149) January 11, 2007

Applicant: Paul Stephens, Hawkins Companies, 8645 West Franklin Road, Boise, Idaho 83709

Owner: Tsokopoulous Investments, 7423 Fair Oaks Boulevard, Ste. 10, Carmichael, CA 95608

Summary: The applicant is requesting approval of entitlements to allow the construction of a 14,820 square foot retail store with a pharmacy and drive through service. The subject site is vacant but is part of the existing Greenhaven Plaza shopping center. The proposed project will require the demolition of an existing building where the main tenant is a bicycle store.

The applicant is requesting the approval of entitlements which include a Mitigated Negative Declaration, a Mitigation Monitoring Plan, a Special Permit for Drive Through service, a Plan Review to develop a retail store in the Shopping Center (SC) Zone, and a variance to allow one additional attached sign.

The project has been presented at several public meetings including a community meeting attended by approximately 100 residents. The major concerns, as identified by the residents include traffic, design, and security. Staff has worked to address some of these concerns through plan revisions and project conditioning, but staff anticipates that there are members of the public whose concerns remain unresolved.

Table 1: Project Information
General Plan designation: Community/Neighborhood Commercial and Offices
Community Plan designation: Commercial
PUD designation: n/a
Existing zoning of site: Shopping Center Review (SC-R)
Existing use of site: vacant, existing commercial to be demolished
Property area: 1.4± gross acres

Background Information: The subject site consists of a 1.4± acre parcel. The site encompasses a vacant lot and an existing portion of the Greenhaven Plaza Shopping Center. The existing portion of the shopping center, on the western half of the subject site, is occupied by a retail building that will be demolished as part of the construction of this project. The building was reviewed by the City's Historic Preservation staff and found not to be historic and is thus eligible for demolition.

The other portion of the subject site is currently vacant and is located directly adjacent to the intersection of Florin Road and Riverside Boulevard. A Wells Fargo bank building was erected on the site in 1979, but was later demolished. In

1999, an application was submitted requesting a permit to construct a McDonald's restaurant with drive through service (P99-151).

The McDonald's request for entitlements was heard on by the Planning Commission August 14, 2003. After hearing from members of the public, the Planning Commission voted to approve a Plan Review for an 80 seat restaurant, but denied the Special Permit for drive through service. The reasons cited for the denial of the drive through service were that the drive-through was in a unique neighborhood setting that did not serve regional traffic, that the internal neighborhood location was not appropriate for a drive through, and that the site plan had to potential to cause on and off-site traffic conflicts. Due to the denial of the Special Permit, the restaurant has never been constructed and the site remains vacant.

Public/Neighborhood Outreach and Comments:

Due to the contentious nature of the prior projects on the subject site, staff and the applicant have worked to make sure that the appropriate public presentations were made prior to the project being heard by the Planning Commission. Staff has attended three community meetings for this project. The applicant was in attendance at two of those meetings, including a large community meeting held at Kennedy High School.

The project was presented to the Save Our Corner Neighborhood Association on June 1, 2006. This meeting was held prior to a formal application being submitted for review. The meeting was attended by City Staff, the applicant, and members of the Save Our Corner Neighborhood Association. At this meeting, the applicant presented the conceptual plans and allowed those in attendance to provide input. The main concerns of the Association were the location of the building on the site, the aesthetics of the building, and potential traffic conflicts. The applicant's response to this initial meeting was primarily via architectural enhancements. The applicant added brick to all four elevations and added a tower element for architectural interest at the northeast corner of the building.

At the request of the Save Our Corner Neighborhood Association, a second meeting was held after the Association had the opportunity to review the formal development application. City Staff and Neighborhood Association members were present. The focus of this meeting was similar to the prior neighborhood meeting in that the participant's concerns were mainly on the location of the building and its design. Members of the association continued to have concerns with the orientation of the building, the loading area facing Florin Road, and the location of the building on the site. Staff explained that reorienting the building or moving it resulted in conflicts with the existing traffic and ingress/egress patterns of the existing center. The comments related to building architecture were forwarded to the applicant who revised the elevations as outlined in the Building Design/Operations section of this report.

Subject: Florin Walgreens (P06-149) January 11, 2007

On October 23, 2006 a community wide meeting was held at John F. Kennedy High School. This meeting was attended by City Staff, the applicant, and approximately 100 members of the community. At this meeting attendees were able to review the latest version of the project plans and were given the opportunity to ask the applicant and City Staff questions about the project site and the proposed Walgreens.

There were two concerns related to the subject site, but not directly related to the current project. One concern was the desire for a sit-down restaurant at the corner location. The other concern, not directly addressed by the current application was security at the existing shopping center. The Walgreens application has been reviewed and conditioned appropriately by the Police Department, but this does not address existing concerns regarding loitering an burglaries in the immediate area. Regarding the subject site itself, the Police Department has conditioned the project to monitor all parking and maneuvering areas via closed circuit televisions with recording systems. In terms of a sit-down restaurant, that is not a part of the current Plan Review. The focus of the required Plan Review is not to determine whether the proposed use is proper at the given location, but whether the proposed use produces a negative impact on the neighboring streets and properties.

Another significant concern raised at this meeting was the impact of the proposed use on traffic at the intersection. Several speakers contended that the intersection, including the existing driveways to the shopping center, were dangerous and should be changed. The traffic situation had already been assessed by staff and the results of these assessments were explained to those in attendance. Staff explained that the traffic history of the intersection did not indicate that the intersection and surrounding driveways were particularly dangerous and that the increased trips from the proposed Walgreens would not create a significant traffic impact. It was explained that any modifications to the existing intersection would lead to a complex situation involving changes to the public right-of-way and changes to private driveways not under the control of the applicant. Those in attendance accepted that the applicant could not be made to forgive the expenditures necessary to complete such modifications.

The other area of concern was building design and building operations. The design concerns were similar to those expressed at the previous meetings to which the applicant had responded. In addition to revisions made in response to prior comments, the applicant has agreed to construct an eight foot stucco and brick screen wall to screen the loading area from Florin Road. The screen wall will be further enhanced with landscaping. The concerns with building operations were in relation to the hours of operation and the proposed deliveries. In response to these concerns, the applicant has agreed to limit the hours of operation to the hours from 7:00 a.m. to 10:00 p.m. and has agreed to not allow major deliveries before 6:00 a.m. to reduce early morning truck traffic.

Environmental Considerations: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act (CEQA) Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address traffic, cultural resources, and noise. The mitigation measures are listed in the attached Mitigation Monitoring Plan (attachment 2).

Policy Considerations: The proposed office and commercial uses are consistent with the General Plan Community/Neighborhood Commercial and Office designation in that:

- the proposed commercial use will offer goods and services for the daily needs of adjacent residential areas (sec 4-10);
- the commercial use ensures that the Pocket/Greeenhaven neighborhood is adequately served by neighborhood commercial uses (Goal A, sec 4-16);

The Pocket Community Plan Commercial designation policy states that resident concerns, function, vacancies and location should be considered during the review of new commercial buildings. Staff has completed the review of the project and has found that the project is consistent with the Pocket Community Plan in that public comments have been considered, the proposed retail store will provide goods and services to area residents, and the subject site is part of an existing shopping center.

Land Use/Zoning

The applicant is requesting entitlements to develop a 14,820 square foot retail store with a pharmacy and drive-through service. The proposed development will require several approvals including a Special Permit for drive through service, a Plan Review for a retail store in the Shopping Center Zone, and a Variance for one additional attached sign.

Special Permit for drive-through service

Section 17.24.050(44) of the zoning code permits the development of drive through facilities with the approval of a Special Permit when the drive through service is incidental to an allowed use. In evaluating special permit proposals of this type, the Commission is required to make the following findings:

A. A special permit shall be granted upon sound principles of land use.

In this case, staff finds that the proposed drive through is an appropriate land use for the subject site. The overall project will be a neighborhood serving retail store and the drive through is an incidental use that offers a convenient method of filling prescriptions for customers. Staff has found that the drive through has been properly integrated into the site plan with respect to access and maneuvering. The current request differs from the prior McDonald's drive through request in that drive through service for the current request will constitute a smaller percentage of the overall customers of the main use of the site.

B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

The drive through facility, as designed, will not create negative impacts that will result in the creation of a nuisance. The site is not immediately adjacent to residential uses and is located within an existing shopping center. Site maneuvering and access have been reviewed and have been found avoid any negative traffic impacts. The drive through facility will not cause any negative light, glare, or noise impacts.

C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

The proposed project is consistent with the Community/Neighborhood Commercial and Office requirements of the General Plan in that the retail store and pharmacy with drive-through service will offer goods and services for the daily needs of adjacent residential areas.

Plan Review for a 14,820 square foot retail store

The proposed Walgreens retail store in the Shopping Center Review (SC-R) zone is subject to the approval of a Plan Review in accordance with Chapter 17.220 of the Zoning Code. Approval of the Plan Review is subject to the following findings:

A. The proposed development, including but not limited to the density of a proposed residential development, is consistent with the general plan and any applicable community or specific plan.

The proposed project is consistent with the Community/Neighborhood Commercial and Office requirements of the General Plan and the Commercial designation of the
Pocket Community Plan as the proposed retail store and pharmacy will offer services for the daily needs of adjacent residential areas

B. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways.

The proposed project has been reviewed by the Development Engineering Division, Utilities Department, Fire Department, and Police Department. All issues related to utilities, access, sanitation and drainage have been reviewed. The project has been found to meet, or has been conditioned to meet, all applicable City requirements.

C. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title.

The subject site has been reviewed and has been found to adequately accommodate the applicable building coverage and setback requirements. The proposed subject site requires a total of 59 parking spaces, 49 of which are located on the subject site. The applicant is requesting approval of a special permit to locate 10 of the required spaces off-site. Since the subject site is part of an existing shopping center that has adequate parking to account for the off-site request for 10 spaces, staff supports of the request for a Special Permit for off-site parking.

D. Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

The retail store will not create negative impacts that will result in the creation of a nuisance. The site is located not immediately adjacent to residential uses and located within an existing shopping center. Site maneuvering and access have been reviewed and have been found avoid any negative traffic impacts. The drive through facility will not cause any negative light, glare, or noise impacts and the project signage has been conditioned not to be lit after business hours. Major deliveries have also been conditioned not to occur prior to 6:00 a.m.

Special Permit for off-site parking

Chapter 17.64.010 (A) allows for the approval of a Special Permit for off-site parking on a parcel under the same ownership within 300 feet of the subject site. The proposed Walgreens store is in an existing shopping center and the applicant is requesting to locate the 10 required parking spaces adjacent to the subject site. The parcels in the existing center are under common ownership. In evaluating special permit proposals of this type, the Commission is required to make the following findings:

A. A special permit shall be granted upon sound principles of land use.

Staff finds that the request for off-site parking is an appropriate use for the subject site. The proposed retail store will be located in an existing shopping center with adequate extra parking to accommodate the 10 off-site parking spaces required for the Walgreens.

B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

The adjacent spaces in the existing shopping center are adequate to accommodate the 10 spaces needed for the proposed new retail use. Accommodating the new spaces will not require any modifications to the existing ingress/egress or maneuvering areas.

C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

The proposed project is consistent with the Community/Neighborhood Commercial and Office requirements of the General Plan in that the retail store and pharmacy with drive-through service will offer goods and services for the daily needs of adjacent residential areas.

Variance to allow an additional attached sign.

The applicant is requesting a Variance to allow one additional attached sign on the Florin Road Frontage of the building. In evaluating Variance proposals of this type, the Commission is required to make the following findings:

A. A variance cannot be a special privilege extended to one individual property owner. The circumstances must be such that the same variance would be appropriate for any property owner facing similar circumstances.

In this case, the location of the building on the corner lot exposes all elevations of the building to view from the public right of way. The applicant is requesting an additional Walgreens sign on the east facade of the building. Staff believes this is appropriate as this will be the only attached signage visible when approaching the site from the south. Additionally, staff has conditioned the applicant not to exceed the allowed 390 square feet of signage.

B. The consideration of "use variances" is specifically prohibited. These are variances which request approval to locate a use in a zone from which it is prohibited by ordinance.

The variance does not constitute a use variance as the requested attached sign does not constitute a prohibited use.

C. A variance must not be injurious to public welfare, nor to property in the vicinity of the applicant.

The additional sign requested with this variance will face the shopping center on the opposite side of Florin Road and will be located over 300 feet from the nearest residential property. The attached signage has been conditioned to only be lit during the hours of operation of the retail store.

D. A variance must be in harmony with the general purpose and intent of this title. It must not adversely affect the general plan or specific plans of the city, or the open space zoning regulations.

The additional attached sign is not adverse to the General Plan as the sign is not prohibited by the General Plan.

Project Design:

Site Plan

The applicant is proposing to construct a single-story, 14,820 square foot Walgreens retail store with pharmacy and drive through service at the southwest corner of Florin Road and Riverside Boulevard. The retail store will be located on the eastern portion of the site with the parking located on the western portion of the site. The existing small retail building will be demolished to allow for the construction of Walgreens. To the east of the site is an existing gas station and shopping center, to the south of the site is the existing shopping center, to the west of the site is an existing church, and to the north of the site is an Elks Lodge.

Concerns were voiced during the community meetings with respect to the orientation of the proposed building and location of the building on the subject site. The concerns have been that the building faces opposite of the prominent corner of Florin and Riverside and the loading area for the store is located adjacent to Florin Road. Staff has gone through several exercises in response to the concerns raised by the community, but has not been able to arrive at a solution that offers substantive improvements above and beyond the site plan brought forth with this report. Staff has found that the location of the existing driveways directly affects the manner by which amendments to the plan could be made. Especially in the case of the driveway providing access to Riverside Boulevard, moving the driveway results in conflicts with site distance and turning movements with other driveways that access Riverside Boulevard. The applicant has provided an architectural solution to screening the loading area. This solution is discussed in the following building design section.

One option reviewed by staff involves rotating the building 90 degrees clockwise so that the entrance to the building faces to the northeast. Pursuing this option placed no parking adjacent to the building entrance and forced potential patrons to walk around the entirety of the building. This was unsatisfactory to both staff and the applicant. Staff also looked at rotating the building and moving it to the west to accommodate a limited number of parking spaces adjacent to the main entrance. This resulted in a situation where the building location conflicted with the location of the existing driveways. The ingress/egress at Riverside would have particularly been affected as vehicles entering the subject site would be forced immediately to the left or right as the building would be located directly adjacent to the driveway with no straight path to the rest of the shopping center to the south.

The other option pursued by staff was to locate the building on the western portion of the site with the entrance facing to the southeast. Staff found that the conflict with the existing driveways arises with this option also.

The site plan proposed with this report places the building adjacent to the corner of Florin Road and Riverside Boulevard with the entrance facing the northwest. A majority of the parking (42 spaces) will located on the western portion of the subject site just to the west of the building entrance. Seven spaces will be located on the north side of the building facing Riverside Boulevard.

A two-way driveway will be provided for vehicle access on the north and east sides of the building. The main driveway, which provides access to the existing center, will remain in place along the western side of the building. To accommodate the increased trips with the new use, the applicant will be relocating existing electrical transformer boxes in order to provide adequate site distance for egress to Riverside Boulevard. For pedestrian access, two accessible pedestrian paths will be provided, one at Florin road and the other at Riverside Boulevard.

The proposed drive through will be located on the south side of the building. The drive through will have adequate access and is configured in a dual lane configuration. The drive through is conditioned to only provide pharmacy service, no other products will be available at the drive through.

Building design/operations

The applicant is proposing a single-story 14,820 square foot retail building with drive through service. The building will be stucco with brick at all elevations up to a height of 10 feet. The main parapet of the building will be at 24 feet with portions of the building extending to 27'-5". An attached, covered drive through will be located on the southern side of the building. Tiled hip roofs will be located at the tower elements and at the overhang on the north, east, and west elevations.

Staff has worked with the applicant to revise the building elevations to address concerns related to the orientation of the building. Staff believes that the revisions made by the applicant have adequately addressed the concerns regarding the Florin Road side elevations of the building. The revisions made by the applicant include:

- A tower element at the northeast corner of the building to match the tower element at the main entrance to the building.
- The extension of the hip roof overhang to a portion of the western elevation.
- The extension of glazing to match the extension of the overhang.
- Trash and service doors painted to match the brick veneer.
- An eight-foot stucco and brick screen wall to screen a portion of the east elevation that will serve as a truck loading/unloading area.
- Landscaping to soften the screen wall at the east elevation.

Staff and the community members also had operations concerns which have also been addressed by the applicant. The applicant has made the following changes or has accepted conditions that:

- Limit the lighting of project signage to the hours of operation.
- Limit the lighting of the monument sign to the hours of 7:00 a.m. to 10:00 p.m.
- Prohibit the sale of alcoholic beverages.
- Limit the hours of operation from 7:00 a.m. to 10:00 p.m.
- Prohibit 24-hour operation.
- Limit the hours of major deliveries to after 6:00 a.m.

Signage

The main concern with the signage was in relation to a proposed electronic LED sign that the applicant was requesting as part of the application. The proposed LED sign was not supported by staff or by the members of the community. The LED sign is considered an animated sign and is therefore prohibited by the City's Sign Ordinance. After researching the subject, staff found that the applicant could not request a variance to allow a prohibited sign and the applicant has replaced the LED sign with a manual readerboard.

Subject: Florin Walgreens (P06-149) January 11, 2007

Aside from the LED sign, the applicant is still requesting a variance for one additional attached sign to allow an attached sign on the Florin Road elevation of the building. Since the site is situated on a corner the Sign Ordinance allows for four attached signs. The applicant is requesting a total of five attached signs, two facing west, two facing north, and a single Walgreens sign facing east. Staff believes that the variance is appropriate given the corner location. Also, the additional sign on the Florin road elevation provides interest along the east façade. Though staff is supporting the request for one additional sign, staff has conditioned the applicant not to exceed 390 square feet between the five attached signs. The 390 square feet is the maximum allowed attached sign square footage for the given zone. No variance will be needed to allow the 390 square feet of signage.

Respectfully submitted by:

Antonio A. Ablog
Associate Planner

Recommendation Approved:

Tom Buford
Senior Planner

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Attachment 11 – Planning Commission Staff Report Dated February 22, 2007

REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PLANNING COMMISSION REPORT
February 22, 2007

Honorable Members of the Planning Commission

Subject: Florin Walgreens located at the southwest corner of Florin Road and Riverside Boulevard. A request to construct a 14,820 square foot retail pharmacy with drive through service in the Shopping Center Review (SC-R) zone. APN: 030-0042-050. Council District 7. **(P06-149)**

A. Environmental Determination: Mitigated Negative Declaration;

B. Mitigation Monitoring Plan;

C. Special Permit to allow drive-through pharmacy service for a 14,820 square foot retail store in the Shopping Center (SC-R) zone;

D. Plan Review to allow a new 14,820 square-foot retail store with pharmacy in the Shopping Center Review (SC-R) zone;

E. Special Permit to allow 10 off-site parking spaces for a 14,820 square-foot retail store in the Shopping Center Review (SC-R) zone;

F. Variance to exceed the maximum allowable number of attached signs by one (1) sign.

Location/Council District:

250 Florin Road, Sacramento CA, 95831

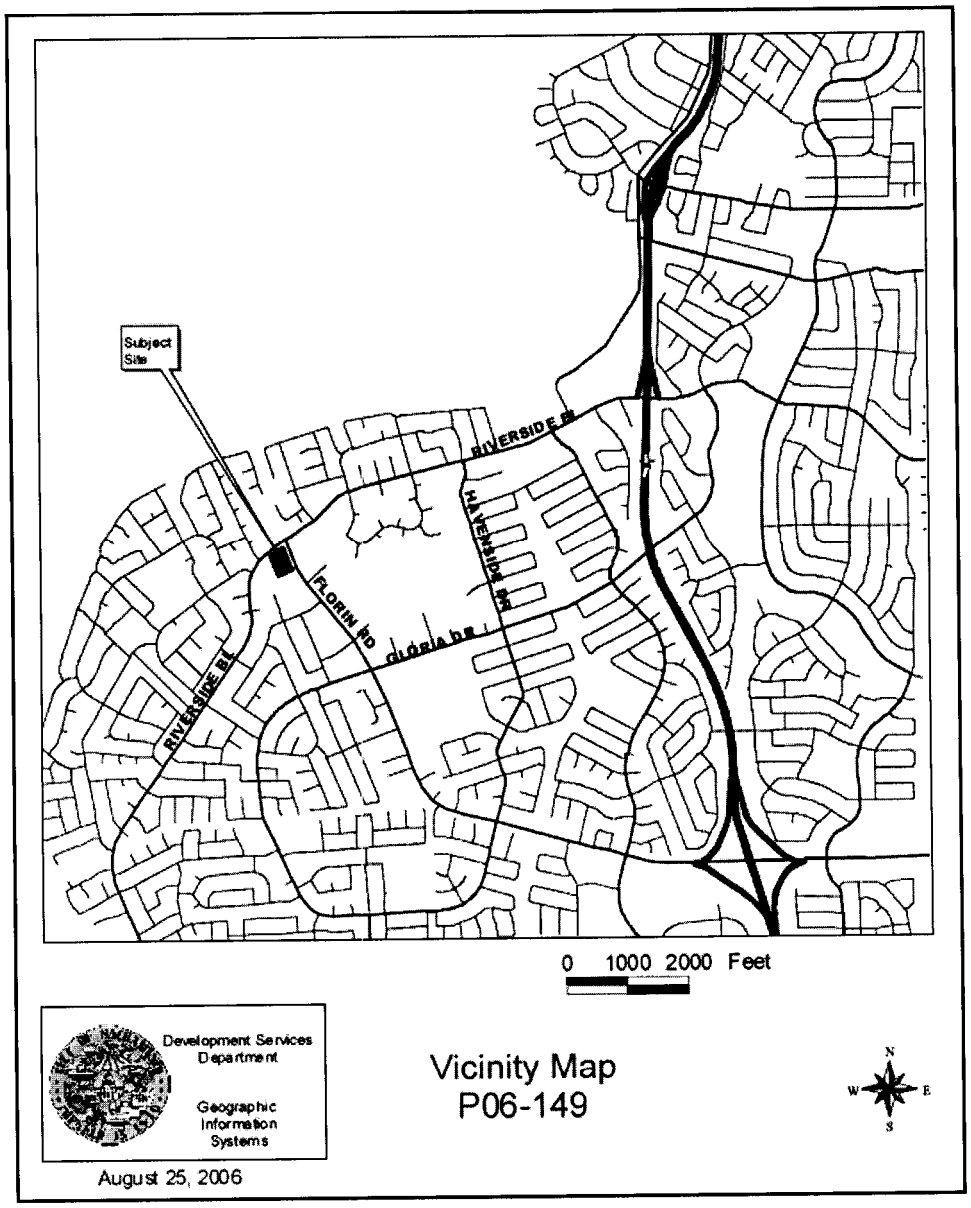
Assessor's Parcel Number: 030-0042-050

Council District 7

Recommendation: Staff continues to recommend approval of the project as conditioned, including entitlements A through F above. Staff has provided findings to support approval or denial, based on previous Planning Commission action. The Commission's actions may be appealed to City Council.

Contact: Antonio Ablog, Associate Planner, (916) 808-7702
Tom Buford, Senior Planner, (916) 808-7931

Subject: Florin Walgreens (P06-149) February 22, 2007



Subject: Florin Walgreens (P06-149) February 22, 2007

Applicant: Paul Stephens, Hawkins Companies, 8645 West Franklin Road, Boise, Idaho 83709

Owner: Tsokopoulous Investments, 7423 Fair Oaks Boulevard, Ste. 10, Carmichael, CA 95608

Summary: The project has been reviewed by the Planning Commission, and is returning to the Commission based on an intent motion to deny that was adopted by the Commission on January 11, 2007. The applicant requested a continuance to February 8, 2007, and asked that public notice include a full range of action for the Commission. The project has been continued to February 22, 2007 to ensure that adequate notice of the hearing is provided.

This staff report includes findings that would support a denial of the project (Attachment 1) and findings and conditions of approval that would be appropriate if the Commission determines that the project should be approved (Attachment 2). The staff report for the January 11, 2007 meeting, which recommended approval, is included (Attachment 3), as well as the staff report for the January 25, 2007 meeting (Attachment 4). The staff discussions in these staff reports will not be repeated here.

The Conditions of Approval include conditions that have been added or revised based on discussion that occurred during the January 25, 2007. These include Conditions D6 (monument sign), D8 (no outside storage), D9 (no signs in windows), D10 (tree size) and D11 (landscaping.)

During the previous hearing there was extended discussion regarding the height of the monument sign, whether an LED component would be allowed, and landscaping near the sign. Condition D6 responds to some of these comments.

The applicant is requesting approval of entitlements to allow the construction of a 14,820 square foot retail store with a pharmacy and drive through service. The proposed project will require the demolition of an existing building where the main tenant is a bicycle store.

Background Information: The Planning Commission held a public hearing regarding the project on January 11, 2007. Following the hearing and Commission deliberations, the Commission voted 6-3 in support of the motion of intent to deny the project. Staff was directed to return with findings in support of denial.

The project was scheduled on the Commission's January 25, 2007 agenda. At that time the Commission considered the applicant's request to continue the item for two weeks, and approved a continuance to February 8, 2007. The applicant's representative asked that public notice for the project include text that would allow the Commission to reconsider the project in its entirety. The project has been continued to February 22, 2007, and the project has been re-noticed as a public hearing.

Public/Neighborhood Outreach and Comments:

Subject: Florin Walgreens (P06-149) February 22, 2007

Community meetings have been held regarding the project during the past several months. In some cases meetings have been held with the Save Our Corner organization, a public meeting was held at Kennedy High School, and numerous informal meetings and conferences have been held. During the interval since the January 25, 2007 meeting, the applicant has continued to meet with neighbors and the Save Our Corner organization.

Environmental Considerations: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act (CEQA) Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address traffic, cultural resources, and noise. The mitigation measures are listed in the attached Mitigation Monitoring Plan (attachment 2).

No environmental findings are required if the project is denied.

Policy Considerations: Staff has concluded that the proposed office and commercial uses are consistent with the General Plan Community/Neighborhood Commercial and Office designation, and with provisions of the Pocket Community Plan. There is controversy regarding this determination, and discussions and deliberations regarding the project have focused on the impact of the use, and building design, in the community. These issues remain unresolved.

Land Use/Zoning

The previous staff reports have discussed these issues in detail, and are attached for the Commission's reference.

Project Design:

Much of the controversy regarding the project is focused on the design of the proposed building, the proposed monument sign, and the location and alignment of the proposed structure. These issues remain in controversy.

Respectfully submitted by: _____

Antonio A. Ablog
Associate Planner

Subject: Florin Walgreens (P06-149) February 22, 2007

Recommendation Approved:

_____

Tom Buford
Senior Planner

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Subject: Florin Walgreens (P06-149) February 22, 2007

Attachment 1 – Findings Supporting Denial

Proposed Findings and Conditions

Findings Of Fact

A. **Environmental Determination:** The project is denied, and the California Environmental Quality Act (CEQA) does not apply to projects that are denied by the public agency. No action or further findings pursuant to CEQA are required.

B. **Mitigation Monitoring Plan:** The project is denied, and the California Environmental Quality Act (CEQA) does not apply to projects that are denied by the public agency. No action or further findings pursuant to CEQA are required.

C. The **Plan Review** to allow a new 14,820 square-foot retail store with pharmacy in the Shopping Center Review (SC-R) zone is denied based on the following findings of fact:

1. The Commission has considered the site layout, the orientation and location of the proposed building, signs, open spaces, landscaping and other development features in relation to the physical characteristics, zoning and land use of the site and surrounding properties, and the other considerations that are identified in Zoning Code Section 17.220.010.B;

2. The proposed facilities are not properly related to the remainder of the shopping center property, nor to existing streets and neighborhoods;

3. Approval of the plan review would be contrary to the public health or safety in that the proposed store would create negative impacts that would result in negative impacts on the neighborhood.

D. The **Special Permit** for drive-through service is denied based on the following findings:

1. Granting the special permit would not be based upon sound principles of land use in that the proposed drive through would not be an appropriate land use for the subject site and would create circulation problems on the site, and would require a building orientation that would not be consistent with the other stores and activities in the shopping center.

E. The **Special Permit** to allow 10 off-site parking spaces for a 14,820 square-foot retail store in the Shopping Center Review (SC-R) zone is denied based on the follwing findings of fact:

1. The Special Permit would not be consistent with sound principles of land in that the site for the proposed use has sufficient space to accommodate required parking for an appropriate use.

F. The **Variance** to exceed the maximum allowed attached signage by one sign is denied based on the following finding:

1. The Variance would be a special privilege extended to one individual property owner. There are no unusual features of the project site that make compliance with the sign requirements difficult to achieve without the issuance of a Variance.

Subject: Florin Walgreens (P06-149) February 22, 2007

Attachment 2 – Findings Supporting Approval

Findings Of Fact

A. Environmental Determination: Mitigated Negative Declaration

1. The Planning Commission of the City of Sacramento finds as follows:

   a. The City of Sacramento's Environmental Planning Services conducted or caused to be conducted an Initial Study on the Florin Walgreens (P06-149) ("Project") to determine if the Project may have a significant effect on the environment.

   b. The Initial Study identified potentially significant effects of the Project. Revisions to the Project made by or agreed to by the Project applicant before the proposed Mitigated Negative Declaration and Initial Study were released for public review were determined by City's Environmental Planning Services to avoid or reduce the potentially significant effects to a less than significant level. Therefore, there was no substantial evidence that the Project as revised and conditioned may have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the Project was then completed, noticed, and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows:

      i. On December 12, 2006 a Notice of Availability/Intent to Approve the MND (NOI) dated December 13, 2006 was circulated for public comments for 20 days. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed Project and to other interested parties and agencies, including property owners within at least 500 feet of the boundaries of the proposed Project. The comments of such persons and agencies were sought. The public comment period began on December 13, 2006 and ended on January 2, 2006.

      ii. On December 12, 2006 the project site was posted with the NOI, the NOI was published in the Daily Recorder, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.

   c. The Planning Commission has reviewed and considered the information contained in the MND, including the Initial Study, the revisions and conditions incorporated into the Project, and the comments received during the public review process and the hearing on the Project. The Planning Commission has determined

that the MND constitutes an adequate, accurate, objective and complete review of the environmental effects of the proposed project.

2. Based on its review of the MND and on the basis of the whole record, the Planning Commission finds that the MND reflects the Planning Commission's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.

3. Pursuant to CEQA Guidelines Section 15074, and in support of its approval of the Project, the Planning Commission adopts a Mitigation Monitoring Program to require all reasonably feasible mitigation measures be implemented.

4. The documents and other materials that constitute the record of proceedings upon which the Planning Commission has based its decision are located in the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Boulevard, Suite 200, Sacramento, CA 95834. The custodian of these documents and other materials is the Development Services Department, Environmental Planning Services.

5. Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk.

B. The **Mitigation Monitoring Plan** is approved based upon the following findings of fact:

1. The Mitigation Monitoring Plan includes provisions to ensure that the mitigation measures identified in the environmental document are enforced.

2. The applicant has agreed to include the mitigation measures in the project.

C. The Special Permit for drive-through service is approved based on the following findings:

1. Granting the special permit is based upon sound principles of land use in that:

a. The proposed drive through is an appropriate land use for the subject site as the overall project will be a neighborhood serving retail store and the drive through is an incidental use that offers a convenient method of prescription fulfillment for customers.

b. The drive through has been properly integrated into the site plan with respect to access and maneuvering.

2. Granting the Special Permit will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that:

a. The site is located away from residential uses and located within an existing shopping center.

b. Site maneuvering and access have been reviewed and have been found to not cause any negative traffic impacts.

c. The drive through facility will not cause any negative light, glare, or noise impacts.

d. The drive through will only not operate outside the hours between 7:00 a.m. and 10:00 p.m.

3. The special permit complies with the General Plan and the Pocket Area Community Plan in that the retail store and pharmacy with drive-through service will offer goods and services for the daily needs of adjacent residential areas.

D. The **Plan Review** to allow a new 14,820 square-foot retail store with pharmacy in the Shopping Center Review (SC-R) zone is approved based on the following findings of fact:

1. The proposed development, including but not limited to the density of a proposed residential development, is consistent with the general plan and the Pocket Area Community Plan in that the proposed retail store and pharmacy will offer services for the daily needs of adjacent residential areas.

2. The facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways as:

a. The proposed project has been reviewed by the Development Engineering Division, Utilities Department, Fire Department, and Utilities Department. All issues related to utilities, access, sanitation and drainage have been reviewed.

b. The project has been found to meet, or has been conditioned to meet, all applicable city requirements.

3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title as:

   a. The subject site has been reviewed and has been found to adequately accommodate the applicable building coverage and setback requirements.

   b. The subject site and adjacent shopping center have enough parking spaces to accommodate the 59 spaces required of the current request.

4. Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties in that:

   a. The retail store will not create negative impacts what will result in the creation of a nuisance.

   b. The site is located away from residential uses and located within an existing shopping center.

   c. Site maneuvering and access have been reviewed and have been found to not cause any negative traffic impacts.

   d. The drive through facility will not cause any negative light, glare, or noise impacts.

   e. The project signage has been conditioned not to be lit after business hours.

   f. Major deliveries have also been conditioned not to occur prior to 6:00 a.m.

E. The **Special Permit** to allow 10 off-site parking spaces for a 14,820 square-foot retail store in the Shopping Center Review (SC-R) zone is approved based on the follwing findings of fact:

1. The special permit is granted based upon sound principles of land use in that the proposed retail store will be located in an existing shopping center with adequate extra parking to accommodate the 10 off-site parking spaces required for the Walgreens.

2. Granting the special permit will not be detrimental to public health, safety or welfare, or result in the creation of a nuisance in that the adjacent spaces in the existing shopping center are adequate to accommodate the 10 spaces needed for the proposed new retail use.

Accommodating the new spaces will not require any modifications to the existing ingress/egress or maneuvering areas.

3. The special permit complies with the objectives of the General Plan and Pocket Area Community plan as the retail store and pharmacy with drive-through service will offer goods and services for the daily needs of adjacent residential areas.

F. The Variance to exceed the maximum allowed attached signage by one sign is approved based on the following findings:

1. The variance is not a special privilege extended to one individual property owner.

   a. The applicant is requesting an additional sign on the east facade of the building. This is appropriate as this will be the only attached signage visible when approaching the site from the south. The project approval includes conditions limiting the applicant to the allowed 390 square feet of signage.

2. The requested variance does not constitute a use variance as the requested attached sign does not constitute a prohibited use.

3. The variance will not be injurious to public welfare, nor to property in the vicinity of the applicant in that the additional sign requested with this variance will face the shopping center on the opposite side of Florin Road and will be located over 300 feet from the nearest residential property. The attached signage has been conditioned to be only lit during the hours of operation of the retail store.

4. The variance is consistent with the General Plan as the sign is not prohibited by the General Plan.

Attachment 12 – Resolution Denying Appeal and Denying the Project

RESOLUTION NO.

Adopted by the Sacramento City Council

DENYING THE APPEAL OF THE PLANNING COMMISSION'S DENIAL OF THE FLORIN WALGREENS PROJECT LOCATED AT THE SOUTHWEST CORNER OF FLORIN ROAD AND RIVERSIDE BOULEVARD, SACRAMENTO, CA
(P06-149) (APN: 030-0042-050)

BACKGROUND

A. On February 22, 2007 the City Planning Commission denied the request to construct a 14,820 square foot retail pharmacy with drive-through service (P06-149);

B. On February 26, 2007 an appeal was made of the decision of the City Planning Commission to deny the request to construct a 14,820 square foot retail pharmacy with drive-through service (P06-149); and

C. On April 10, 2007 the City Council heard and considered evidence in the above-mentioned matter.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. At the regular meeting of April 10, 2007 the City Council heard and considered evidence in the matters above. Based on verbal and documentary evidence at the hearing, the City Council takes the following actions:

A. The City Council denies the appeal.

B. The City Council denies the Florin Walgreens Project based on the findings of fact as set forth below:

FINDINGS OF FACT

A. **Environmental Determination:** The project is denied, and the California Environmental Quality Act (CEQA) does not apply to projects that are denied by the public agency. No action or further findings pursuant to CEQA are required.

B. **Mitigation Monitoring Plan:** The project is denied, and the California Environmental Quality Act (CEQA) does not apply to projects that are denied by the public agency. No action or further findings pursuant to CEQA are required.

C. The **Plan Review** to allow a new 14,820 square-foot retail store with pharmacy in the Shopping Center Review (SC-R) zone is denied based on the following findings of fact:

1. The City Council has considered the site layout, the orientation and location of the proposed building, signs, open spaces, landscaping and other development features in relation to the physical characteristics, zoning and land use of the site and surrounding properties, and the other considerations that are identified in Zoning Code Section 17.220.010.B;

2. The proposed facilities are not properly related to the remainder of the shopping center property, nor to existing streets and neighborhoods;

3. Approval of the Plan Review would be contrary to ensuring public health and safety in that the proposed store would create negative impacts that on the neighborhood.

D. The **Special Permit** for drive-through service is denied based on the following findings:

1. Granting the Special Permit would not be based upon sound principles of land use in that the proposed drive-through would not be an appropriate land use for the subject site and would create circulation problems on the site, and would require a building orientation that would not be consistent with the other stores and activities in the shopping center.

E. The **Special Permit** to allow 10 off-site parking spaces for a 14,820 square-foot retail store in the Shopping Center Review (SC-R) zone is denied based on the follwing findings of fact:

1. The Special Permit would not be consistent with sound principles of land in that the site for the proposed use has sufficient space to accommodate required parking for an appropriate use.

F. The **Variance** to exceed the maximum allowed attached signage by one sign is denied based on the following finding:

1. The Variance would be a special privilege extended to one individual property owner. There are no unusual features of the project site that make compliance with the sign requirements difficult to achieve without the issuance of a Variance.

Attachment 13 – Draft Mitigated Negative Declaration and MMP Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING THE MITIGATED NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING PLAN FOR FLORIN WALGREENS, LOCATED AT THE SOUTHWEST CORNER OF FLORIN ROAD AND GREENHAVEN DRIVE, SACRAMENTO, CALIFORNIA
(P06-149) (APN: 030-0042-050)

BACKGROUND

A. The City of Sacramento's Environmental Planning Services conducted or caused to be conducted an initial study on Florin Walgreens (P06-149) ("Project") to determine if the Project may have a significant effect on the environment.

B. The initial study identified potentially significant effects of the Project. Revisions to the Project made by or agreed to by the Project applicant before the proposed mitigated negative declaration and initial study were released for public review were determined by City's Environmental Planning Services to avoid or reduce the potentially significant effects to a less than significant level, and, therefore, there was no substantial evidence that the Project as revised and conditioned would have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the Project was then completed, noticed and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows:

1. On December 12, 2006 a Notice of Intent to Adopt the MND (NOI) dated December 13, 2006 was circulated for public comments for 20 days. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed project and to other interested parties and agencies, including property owners within 500 feet of the boundaries of the proposed project. The comments of such persons and agencies were sought.

2. On December 12, 2006 the project site was posted with the NOI, the NOI was published in the Daily Recorder, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.

C. The City Council has reviewed and considered the information contained in the MND, including the initial study, the revisions and conditions incorporated into the Project, and the comments received during the public review process and the hearing on the

Project. The City Council has determined that the MND constitutes an adequate, accurate, objective and complete review of the environmental effects of the proposed project.

D. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on its review of the MND and on the basis of the whole record, the City Council finds that the MND reflects the City Council's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.

Section 2. The City Council adopts the MND for the Project.

Section 3. Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15074, and in support of its approval of the Project, the City Council adopts a Mitigation Monitoring Program to require all reasonably feasible mitigation measures be implemented by means of Project conditions, agreements, or other measures, as set forth in the Mitigation Monitoring Program.

Section 4.Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and section 15075 of the State EIR Guidelines adopted pursuant thereto.

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Exhibit A: Mitigation Monitoring Plan

Exhibit A – Mitigation Monitoring Plan

MITIGATION MONITORING PLAN

for

P06-149 – Florin Walgreen's

Prepared By:

City of Sacramento
Development Services Department
Environmental Planning Services
Rochelle Hall
808-5914

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Preparation Date:

December 28, 2006

Adopted By:

City of Sacramento
Planning Commission

Adoption Date:

_____

ATTEST:

_____

P06-149 – Florin Walgreen's

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Blvd., Ste. 200, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name/File Number: **Florin Walgreen's/ P06-149**

Owner/Developer:
Abby Davis
Hawkins Companies
5700 8th Avenue
Sacramento, CA 95820

City of Sacramento Contact:
Rochelle Hall, Assistant Planner
Environmental Planning Services
Development Services Dept
2101 Arena Blvd., Ste. 200
Sacramento, CA 95834
(916) 808-5914

Project Location

The project is located at 250 Florin Road at the southwest corner of Florin Road and Riverside Boulevard in the Pocket Community Plan Area (APNs: 030-0042-050 and -049) in Council District 7.

Project Components and Approvals

The proposed project consists of entitlements to construct a 14,820 square foot retail store in the Shopping Center Review (SC-R) zone. Specific entitlements include:

A) Environmental Determination: Mitigated Negative Declaration
B) Mitigation Monitoring Plan
C) Special Permit to allow drive-through pharmacy service for a 14,820 square-foot retail in the Shopping Center Review (SC-R) zone
D) Plan Review to allow a new 14,820 square-foot retail store with pharmacy in the Shopping Center Review (SC-R) zone
E) Special Permit to allow 10 off-site parking spaces for a 14,820 square-foot retail store in the Shopping Center Review (SC-R) zone
F) Variance to exceed the maximum allowable number of attached signs by one (1) sign
G) Variance to allow an LED readerbooard

SECTION 2: GENERAL INFORMATION

The Mitigation Monitoring Plan (MMP) includes mitigation for Noise and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures were taken verbatim from the Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained with the MMP. The City of Sacramento, along with other applicable local, state or federal agencies, will be responsible for ensuring compliance.

MITIGATION MONITORING PLAN
Florin Walgreen's (P06-149)

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
CULTURAL RESOURCES CR-1a In the event that any prehistoric subsurface archeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during construction-related earth-moving activities, all work within 50 meters of the resources shall be halted, and the City shall consult with a qualified archeologist to assess the significance of the find. Archeological test excavations shall be conducted by a qualified archeologist to aid in determining the nature and integrity of the find. If the find is determined to be significant by the qualified archeologist, representatives of the City and the qualified archeologist shall coordinate to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation. In addition, a report shall be prepared by the qualified archeologist according to current professional standards.	Applicant	City of Sacramento Development Services Department	Measure included on the grading plan and in the Construction Specifications	During construction	

MITIGATION MONITORING PLAN
Florin Walgreen's (P06-149)

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
CR-1b If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives. If Native American archeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archeologists, who are certified by the Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and Native American representatives, who are approved by the local Native American community as scholars of the cultural traditions. In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements.	Applicant	City of Sacramento Development Services Department Native American Heritage Commission	Measure included on the grading plan and in the Construction Specifications	During construction	
	Applicant	City of		During	

MITIGATION MONITORING PLAN
Florin Walgreen's (P06-149)

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
CR-2 If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find, and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have taken place.		Sacramento Development Services Department County Coroner Native American Heritage Commission	Measure included on the grading plan and in the Construction Specifications	construction	
TRANSPORTATION/CIRCULATION T-1 Modifications shall be made to the location and/or design of structures and vegetation to improve the sight distance at the existing shopping center driveway at Riverside Boulevard to provide	Applicant	City of Sacramento Development Services Department, Development Engineering	Measures included in building design and approved by Development Engineering	Prior to issuance of Certificate of Occupancy	

MITIGATION MONITORING PLAN
Florin Walgreen's (P06-149)

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
adequate sight distance in accordance with City of Sacramento design standards to the satisfaction of the City Traffic Engineer. Potential modifications include: 1)Lower fence to below line of sight 2)Replace shrubs that must be trimmed with groundcover 3)Move or lower electrical box to be out of line of sight 4)Permanently remove signs in planter adjacent to sidewalk Line of sight shall be that required to provide stopping distance for vehicles leaving the driveway. According to Table 201.1 in the Caltrans Highway Design Manual, a minimum stopping sight distance of 105 meters (345 feet) would be required based upon a design speed of 70 km/h (43.5 mph). Setting the design speed equal to the 85th percentile running speed (45.6 mph), the required stopping distance is 370 feet.					

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Attachment 14 – Draft Resolution Granting the Appeal, Approving the Project

RESOLUTION NO.

Adopted by the Sacramento City Council

GRANTING THE APPEAL OF THE PLANNING COMMISSION'S DENIAL OF THE FLORIN WALGREENS PROJECT LOCATED AT THE SOUTHWEST CORNER OF FLORIN ROAD AND RIVERSIDE BOULEVARD, SACRAMENTO, CA
(P06-149) (APN: 030-0042-050)

BACKGROUND

A. On February 22, 2007 the City Planning Commission denied the request to construct a 14,820 square foot retail pharmacy with drive-through service (P06-149);

B. On February 26, 2007 an appeal was made of the decision of the City Planning Commission to deny the request to construct a 14,820 square foot retail pharmacy with drive-through service (P06-149); and

C. April 10, 2007 the City Council heard and considered evidence in the above-mentioned matter.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. At the regular meeting of April 10, 2007 the City Council heard and considered evidence in the matters above. Based on verbal and documentary evidence at the hearing, the City Council takes the following actions:

A. The City Council grants the appeal.

B. The City Council approves the Plan Review, Special Permits, and Variance for Florin Walgreens based on the findings of fact and subject to the conditions of approval as set forth below:

FINDINGS OF FACT

Special Permit: The Special Permit for drive-through service is approved based on the following findings:

1. Granting the special permit is based upon sound principles of land use in that:

   a. The proposed drive-through is an appropriate land use for the subject site as the overall project will be a neighborhood serving retail store and the drive-through is an incidental use that offers a convenient method of prescription fulfillment for customers.

   b. The drive-through has been properly integrated into the site plan with respect to access and maneuvering.

2. Granting the Special Permit will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that:

   a. The site is located away from residential uses and located within an existing shopping center.

   b. Site maneuvering and access have been reviewed and have been found to not cause any negative traffic impacts.

   c. The drive-through facility will not cause any negative light, glare, or noise impacts.

   d. The drive-through will only be in operation between the hours of 7:00 a.m. and 10:00 p.m.

3. The special permit complies with the General Plan and the Pocket Area Community Plan in that the retail store and pharmacy with drive-through service will offer goods and services for the daily needs of adjacent residential areas.

Plan Review: The **Plan Review** to allow a new 14,820 square-foot retail store with pharmacy in the Shopping Center Review (SC-R) zone is approved based on the following findings of fact:

1. The proposed development is consistent with the General Plan and the Pocket Area Community Plan in that the proposed retail store and pharmacy will offer services for the daily needs of adjacent residential areas.

2. The facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways because:

   a. The proposed project has been reviewed by the Development Engineering Division, Utilities Department, Fire Department, and

Utilities Department. All issues related to utilities, access, sanitation and drainage have been reviewed.

b. The project has been found to meet, or has been conditioned to meet, all applicable city requirements.

3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title because:

a. The subject site has been reviewed and has been found to adequately accommodate the applicable building coverage and setback requirements.

b. The subject site and adjacent shopping center have enough parking spaces to accommodate the 59 spaces required of the current request.

4. Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties in that:

a. The retail store will not create negative impacts what will result in the creation of a nuisance.

b. The site is located away from residential uses and located within an existing shopping center.

c. Site maneuvering and access have been reviewed and have been found to not cause any negative traffic impacts.

d. The drive through facility will not cause any negative light, glare, or noise impacts.

e. The project signage has been conditioned not to be lit after business hours.

f. Major deliveries have also been conditioned not to occur prior to 6:00 a.m.

Special Permit: The **Special Permit** to allow 10 off-site parking spaces for a 14,820 square-foot retail store in the Shopping Center Review (SC-R) zone is approved based on the following findings of fact:

1. The special permit is granted based upon sound principles of land use in that the proposed retail store will be located in an existing shopping center with adequate extra parking to accommodate the 10 off-site parking

spaces required for the proposed store.

2. Granting the special permit will not be detrimental to public health, safety or welfare, or result in the creation of a nuisance in that the adjacent spaces in the existing shopping center are adequate to accommodate the 10 spaces needed for the proposed new retail use. Accommodating the new spaces will not require any modifications to the existing ingress/egress or maneuvering areas.

3. The special permit complies with the objectives of the General Plan and Pocket Area Community plan as the retail store and pharmacy with drive-through service will offer goods and services for the daily needs of adjacent residential areas.

Variance: The Variance to exceed the maximum allowed attached signage by one sign is approved based on the following findings:

1. The variance is not a special privilege extended to one individual property owner.

   a. The applicant is requesting an additional sign on the east facade of the building. This is appropriate as this will be the only attached signage visible when approaching the site from the south. The project approval includes conditions limiting the applicant to the allowed 390 square feet of signage.

2. The requested variance does not constitute a use variance as the requested attached sign does not constitute a prohibited use.

3. The variance will not be injurious to public welfare, nor to property in the vicinity of the applicant in that the additional sign requested with this variance will face the shopping center on the opposite side of Florin Road and will be located over 300 feet from the nearest residential property. The attached signage has been conditioned to be only lit during the hours of operation of the retail store.

4. The variance is consistent with the General Plan as the sign is not prohibited by the General Plan.

Conditions of Approval

The **Special Permit** to allow drive-through pharmacy service for a 14,820 square foot retail store in the Shopping Center (SC-R) zone is approved subject to the following conditions:

Planning

1. The drive-through shall be constructed as shown on the attached site plan. Modification to the drive-through shall be subject to additional review and may require the approval of additional entitlements.

2. Only pharmacy related business shall be conducted through the drive-through service.

3. The hours of operation of the drive-through shall be limited form 7:00 a.m. to 10:00 p.m.

The **Plan Review** to allow a new 14,820 square-foot retail store with pharmacy in the Shopping Center Review (SC-R) zone is approved subject to the following conditions:

Planning

1. The building footprints, elevations and setbacks shall be in conformance with the approved site plans and elevations attached, except as conditioned. Substantial modifications shall be reviewed and approved by Planning Staff and/or Planning Commission prior to issuance of building permits.

2. No banners, or any other signage specifically prohibited by the City's Sign Ordinance or not approved with this project, shall be placed or displayed on the building, in the parking lot, or on any landscaped area of the subject parcel.

3. Twenty-four (24) hour operation is prohibited. The hours of operation shall be limited to 7:00 a.m. to 10:00 p.m.

4. Major deliveries shall not occur prior to 6:00 a.m.

5. There shall be no sale of alcoholic beverages or liquor of any type.

6. The monument sign shall be consistent in location, size and design with the plans as approved by the Planning Commission. The sign may include an LED message readerboard no larger than 44 inches in height and 131 inches in length. No part of the sign may include flashing, scintillating, blinking or traveling lights or any other means not providing constant illumination. The intensity of the light shall be controlled to avoid a nuisance or hazard to vehicular traffic, pedestrians or adjacent properties. The LED readerboard display text shall not be changed during any single business day. The monument sign at the northeast corner of the site shall be lit only during the hours of operation of the retail store.

7. Attached signage shall only be lit between the hours of 7:00 a.m. and 10:00 p.m.

8. All materials, supplies and inventory shall be stored inside the store building. No

outside storage containers shall be allowed.

9. No advertising materials or other similar signage shall be posted to the interior or exterior of windows.

10. Any trees planted at the Florin Road or Riverside Boulevard frontage shall be a minimum 36" box size.

11. Final landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met. The irrigation system and landscaping shall be maintained in good condition during the life of the project.

12. Lighting for the parking lot and maneuvering areas shall be installed and shall be coordinated with the landscaping plan so there is minimal interference between the light standards and required illumination an the trees and required shading. Project lighting shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space during business hours and 0.25 foot-candles if minimum maintained illumination per square foot of surface on any walkway, alcove, passageway, etc., from one-half hour before dusk to one-half hour after dawn. All light fixtures are to be vandal resistant. On-site lighting shall be shielded from adjacent parcels and the street, so that the on-site illumination will not shine on or impact the adjacent properties or the street.

Utilities

13. Only one domestic water service per parcel is allowed. Any new domestic water services shall be metered. Excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. (Note: There is an existing 12" water main in Riverside Blvd., and a 6" and 24" water main in Florin Road. No connection is allowed to the 24" water main in Florin Road.)

14. Prior to submitting plans to the Building Division the applicant shall contact the Chief Plumbing Inspector with the Building Division to determine the size of the domestic water tap required for this project. If the required size is greater than one and one-half inches, then the applicant must submit a request to the Department of Utilities for approval of a larger tap size. Approvals shall be obtained prior to issuing a building permit.

15. If the sewer service connection is to the existing 8" sewer main in Riverside Blvd, then the applicant shall remove and replace the existing flusher branch manhole with City standard manhole. Sewer service connection may also be connected to the existing 10" sewer main in Florin Road. All sewer service connection shall be to satisfaction of the Department of Utilities.

16. The lot shall be graded so that drainage does not cross property lines.

17. If the total paved area is greater than 6000 sq. ft., then an onsite drainage system is required and shall be connected to the street drainage systems in Riverside Blvd. or Florin Road by means of a storm drain service tap. All onsite systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).

18. Lot pad elevation shall be a minimum of 1.5 feet above the controlling overland release elevation and a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation. Finished lot pad shall be accepted by the Department of Utilities.

19. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

20. The applicant shall comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

21. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Both source controls and onsite treatment control measures are required for this project. On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages. The following, but not limited to, are acceptable on-site water quality treatment controls: (1) vegetative swales and (2) underground vaults. Vegetative swales may require additional landscape areas and City approved underground vaults (Jensen Storm Vault) are costly. Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the latest edition of the "Guidance Manual for On-site Stormwater Quality Control Measures" for appropriate source control measures.

Police

22. All handicapped, compact loading/unloading, and delivery parking spaces shall be clearly marked with pavement markings and appropriate signs.

23. All entrances to the parking areas shall be posted with appropriate signs per 22658(a) CVC, to assist in removing vehicles at the property owner's / manager's request.

24. Parking lots, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination for the safety and security of vehicles and pedestrians using the site during the hours of darkness or diminished lighting. Such lighting shall be equipped with vandal-resistant covers/lenses.

25. The perimeter of the site shall be fenced during construction and security lighting and security guards shall be employed and deployed as necessary.

26. All alarm plans shall be approved by The Sacramento Police Department's Alarm Unit.

27. A closed circuit television system shall be incorporated throughout the parking area with recorder capability.

28. Closed circuit television cameras shall be employed to monitor areas in case of robbery or other serious felony. Additional cameras shall be placed to monitor drive-thru pharmacy and areas obscured by wall. Cameras shall be placed to monitor other areas of the property, such as all ground-floor entry doors. Cameras shall have recorder capability.

29. All cash registers shall be covered by a CCTV system with a recorder.

30. The Police Department reserves the right to increase the minimum number of security guards without further public hearings, should negative activity warrant it.

31. Landscaped areas should be planned for maximum growth while at the same time providing unobstructed observation of parking lots, buildings, and pathways; day and night.

32. While closed for business after dark, the store must be sufficiently lighted by use of interior night lights.

33. Any rear door used to admit employees or deliveries shall be equipped with a 180 degree viewing device to screen persons before allowing entry.

34. Any office which contains a safe or will be used to count receipts or money shall be equipped with a 180 degree viewing device.

35. Security and parking area lights shall be controlled by photocell and shall remain on during hours of diminished lighting.

36. The applicant shall post the property "No Trespassing" and sign an agreement with the Police Department to prosecute all violators. This agreement shall be kept on file on the premises and at the Police Department.

37. No public telephone shall be installed on the premises.

38. Store windows shall be left unobstructed by signage and display racks, shelving, and merchandise in order to allow viewing of the interior of the business by patrolling police.

39. The applicant shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties and streets.

40. All dumpsters must be kept locked.

41. The applicant shall install bicycle security racks at the front of the business. Sacramento Police Department shall be named as the enforcing agent for violation of 602k (pc). Signs stating such shall be posted.

Development Engineering

42. Construct standard improvements as noted in these conditions pursuant to section16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This condition shall include any needed street lights.

43. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property along Florin Road and Riverside Boulevard per City standards and to the satisfaction of the Development Engineering Division.

44. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.

45. The applicant shall relocate the existing SMUD electrical box located along Riverside Boulevard at the north-west corner of the shopping center. The relocation of the SMUD box shall be to a location outside the line of sight of the Riverside Boulevard driveway to the satisfaction of the Development Engineering Division. This may result in eliminating one proposed parking stall at that corner.

46. The applicant shall remove all shrubs and bushes along the fence located at the north-west corner of the shopping center adjacent to Parcel 030-0042-082. The applicant shall replace the bushes and shrubs with landscaping that will not be higher than 3.5 feet at maturity to the satisfaction of the Development Engineering Division.

47. The applicant shall lower the existing fence located at the north-west corner of the shopping center adjacent to parcel 030-0042-082 to a maximum height of 3.5

feet to the satisfaction of the Development Engineering Division.

48. The applicant shall coordinate with the Development Engineering Division and prepare a line of sight exhibit at the new driveway location along Florin Road to determine if the existing bus stop needs to be relocated. If the existing bus stop interferes with the line of sight, then the applicant shall coordinate with Regional Transit and Development Engineering Division to relocate the bus stop south of the new proposed driveway to the satisfaction of the Development Services Department.

49. The site plan shall conform to A.D.A. requirements in all respects. This shall include the reconstruction of the existing ramps (if non-ADA compliant) located at the south-west corner of the Florin Road and Riverside intersection.

50. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance) as modified by any entitlements approved as part of this project

51. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

Advisory notes for the **Plan Review**:

Utilities

52. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression and domestic water systems.

53. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

54. The proposed project is located in the Flood zone designated as **X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.

Fire

55. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more. The curb on the western side of the building shall be marked "No Parking Fire Lane".

56. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. CFC 902.2.2.2

57. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.

58. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. (CFC 901.3) Failure to comply will result in the job site shut down until timing and installation requirements are met.

59. A Water Supply Test must be requested by the project applicant for all projects involving the construction of new commercial buildings, additions to commercial buildings, or four or more residential units. Contact the Utilities Department at 808-7065.D60. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 40 feet and no closer than 5 feet from a fire hydrant.

61. Provide appropriate Knox access for site.

E. The **Special Permit** to allow 10 off-site parking spaces for a 14,820 square-foot retail store in the Shopping Center Review (SC-R) zone is spproved subject to the following conditions:

1. A minimum of 49 parking spaces shall be provided on-site.

2. A minimum of 10 parking spaces in the existing shopping center shall be made available to Walgreens customers.

F. The **Variance** to exceed the maximum allowable number of attached signs by one (1) sign is approved subject to the following conditions:

1. No more than five attached signs are allowed.

2. The aggregate square footage of the five attached signs shall not exceed 390 square feet.

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Exhibit C – Elevations
Exhibit D – LED Board
Exhibit E - Trash Enclosure Detail
Exhibit F - Landscaping Plan

Exhibit A – Site Plan

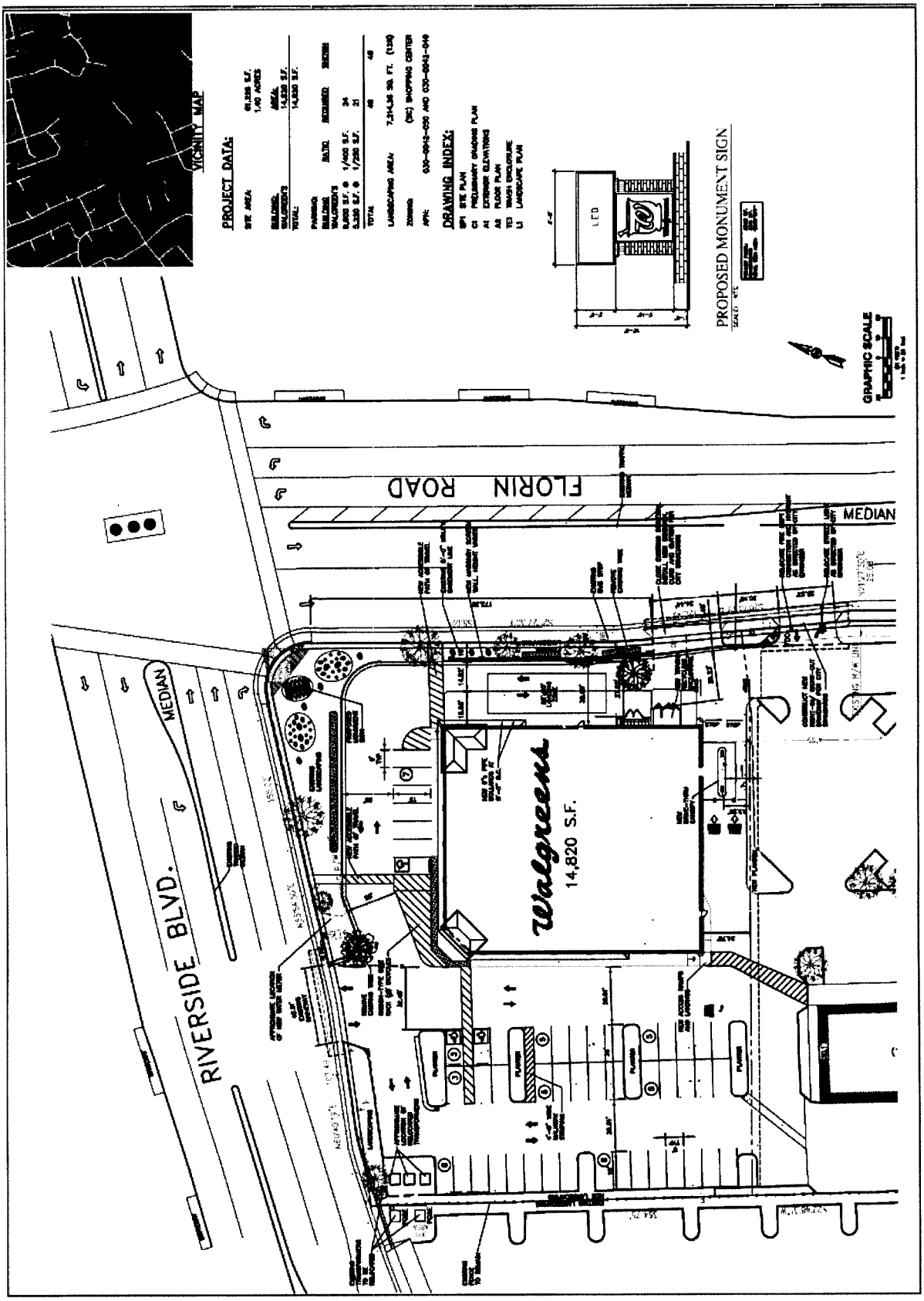


Exhibit B – Floor Plan

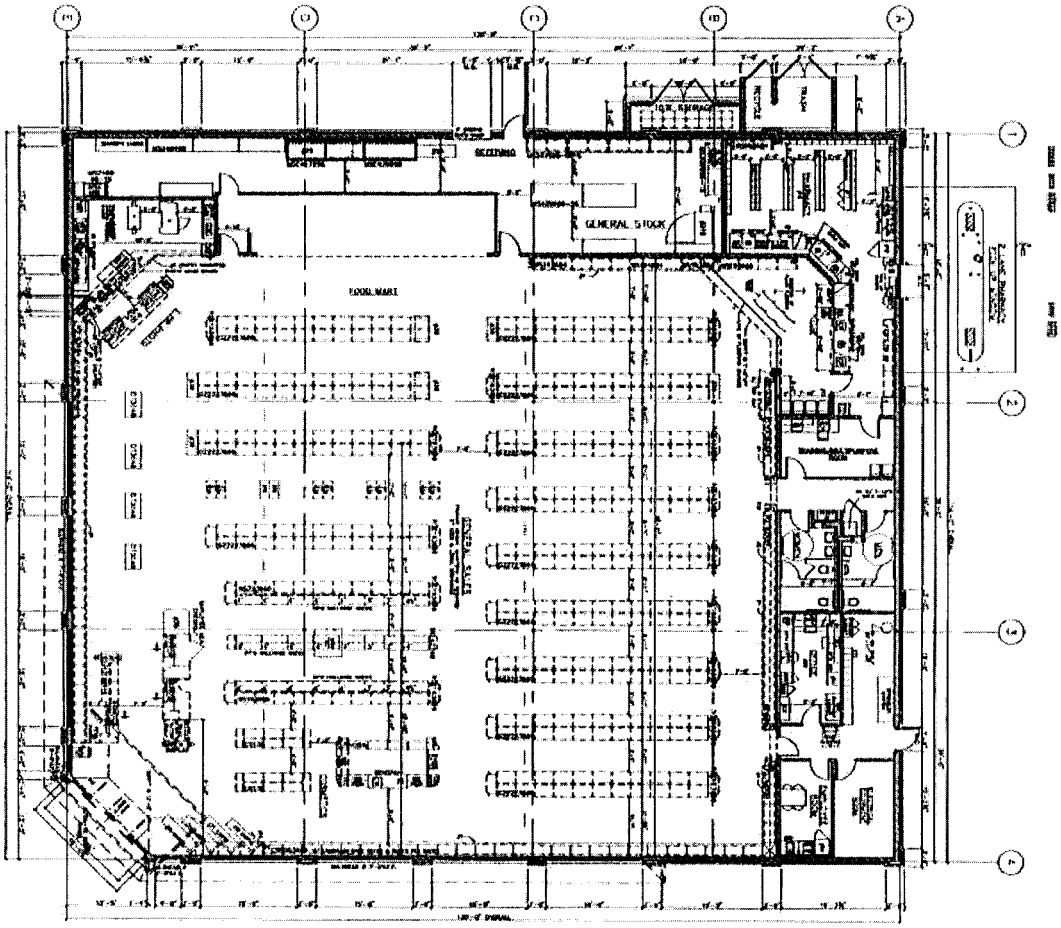
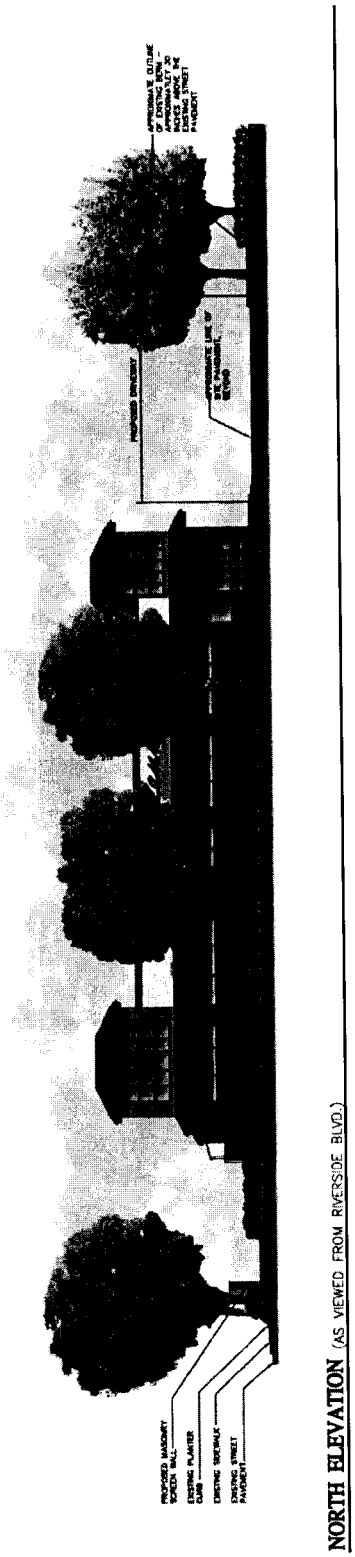
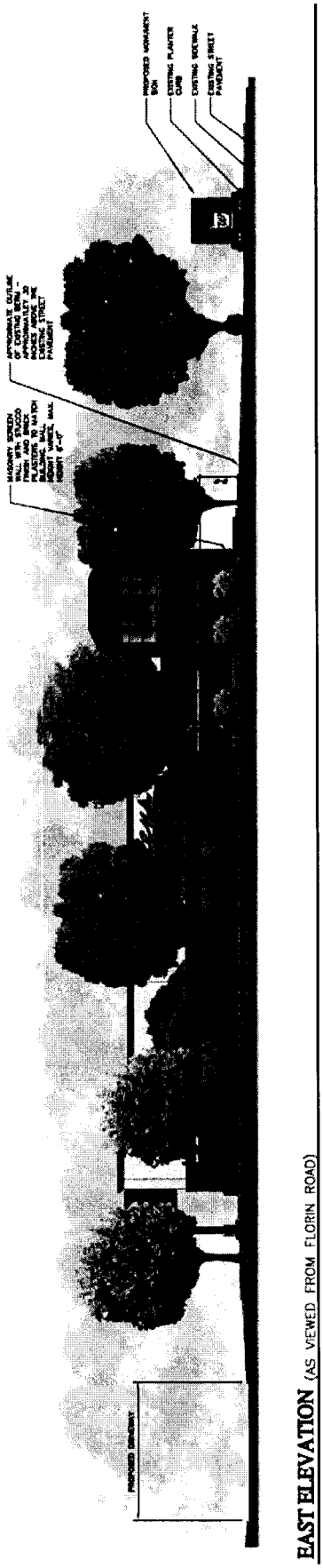


Exhibit C – Elevations



NORTH ELEVATION (AS VIEWED FROM RIVERSIDE BLVD.)



EAST ELEVATION (AS VIEWED FROM FLORIN ROAD)

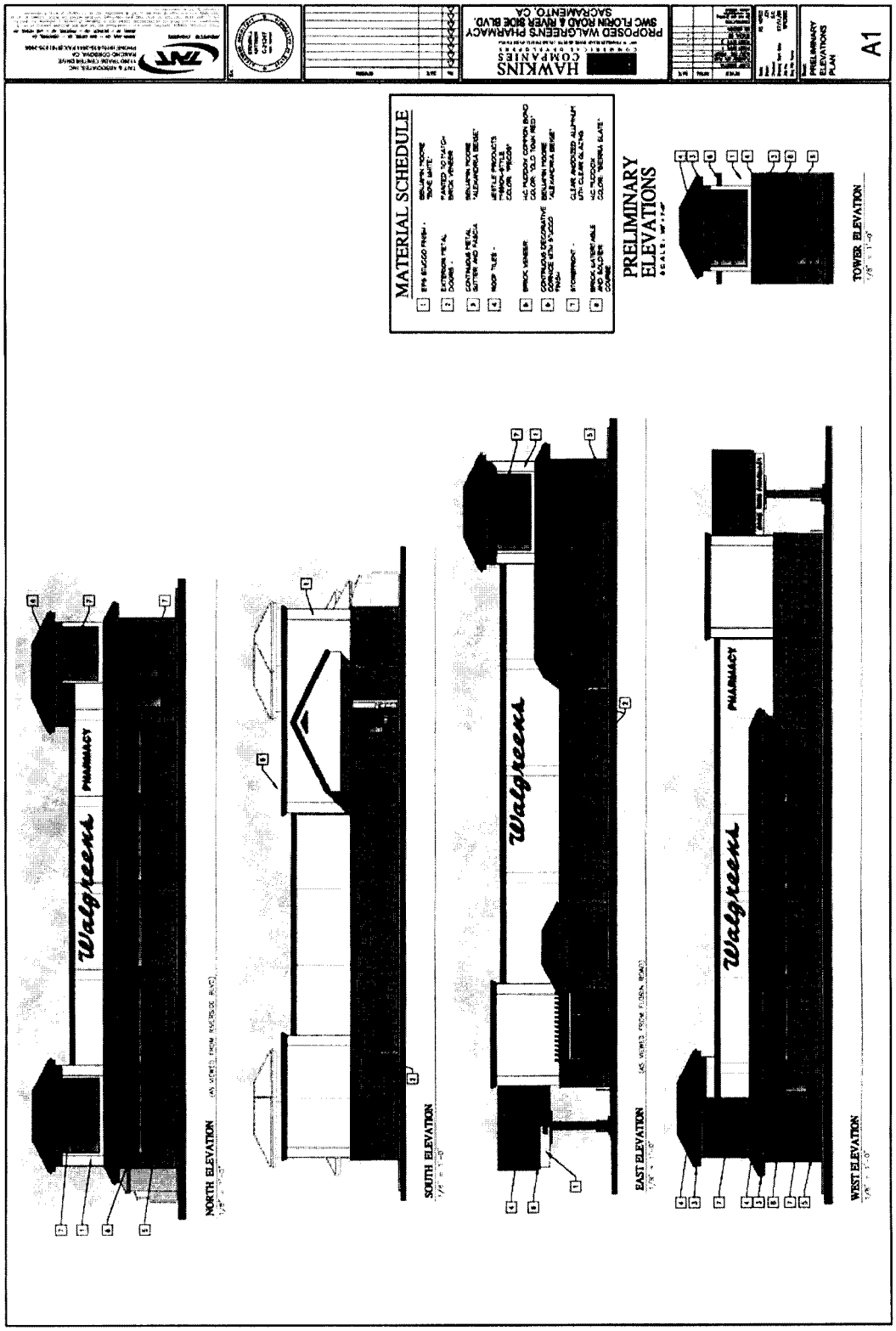

HAWKINS COMPANIES
PROPOSED WALGREENS PHARMACY
SWC FLORIN ROAD & RIVER SIDE BLVD.
SACRAMENTO, CA
A1
PRELIMINARY ELEVATIONS PLAN
MATERIAL SCHEDULE
PRELIMINARY ELEVATIONS
TOWER ELEVATION
NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
WEST ELEVATION
Walgreens
PHARMACY

Exhibit D – LED Board

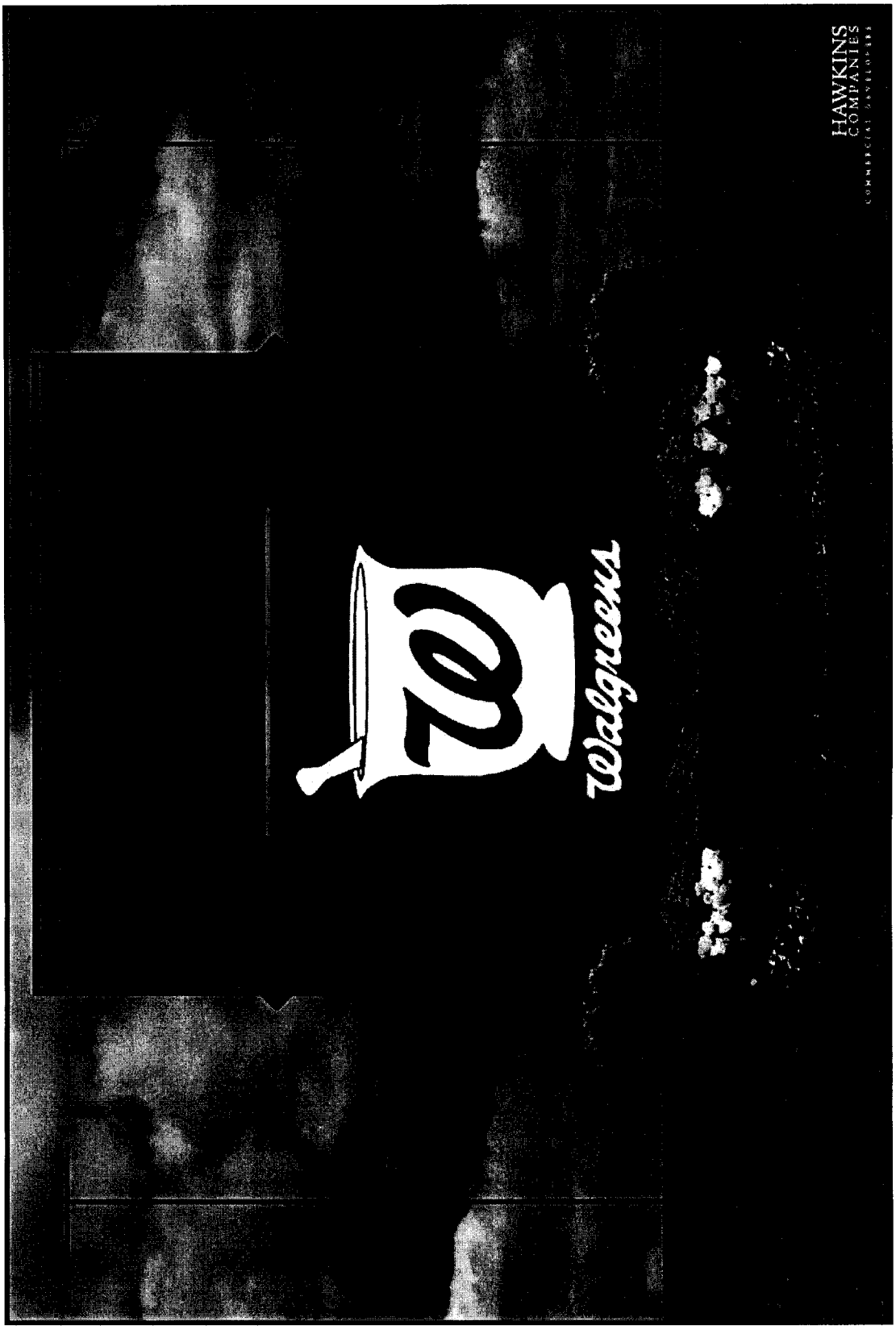


Exhibit E – Trash Enclosure Details

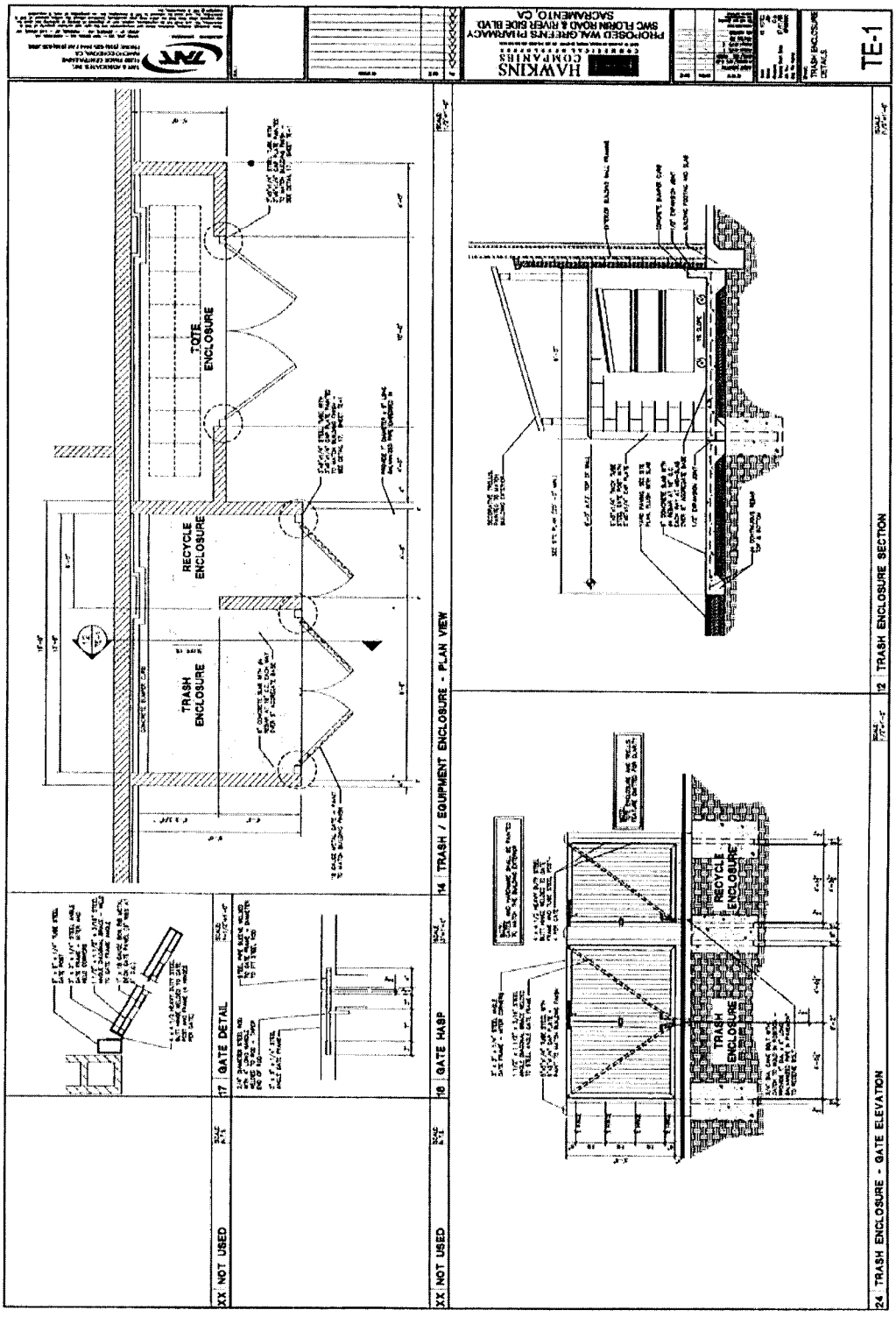
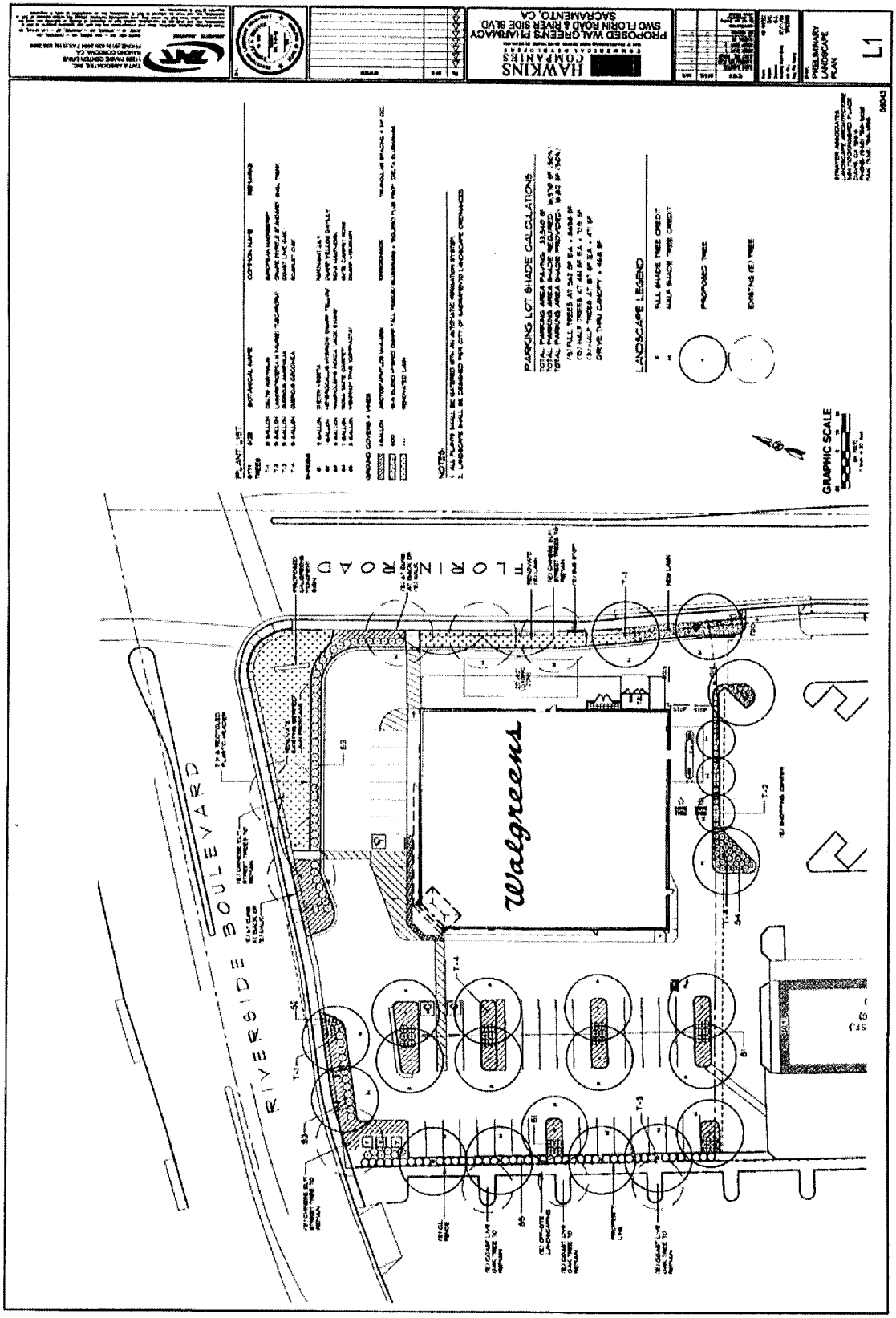


Exhibit F – Landscaping Plan



DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

2101 ARENA BLVD
SUITE 200
SACRAMENTO, CA
95834
ENVIRONMENTAL PLANNING
SERVICES
916-808-7483
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MITIGATED NEGATIVE DECLARATION

The City of Sacramento, California, a municipal corporation, does hereby prepare, declare, and publish this Negative Declaration for the following described project:

P06-149 – Florin Walgreen's The proposed project consists of entitlements to allow a 14,820 square foot retail store in the Shopping Center Review (SC-R) Zone located at 250 Florin Road at the southwest corner of Florin Road and Riverside Boulevard. APN: 030-0042-050 and -049 and Council District 7. Specific entitlements include:

- Special Permit to allow drive-through pharmacy service for a 14,820 square-foot retail store in the Shopping Center Review (SC-R) zone.
- Plan Review to allow a new 14,820 square foot retail store with pharmacy in the Shopping Center Review (SC-R) zone;
- Special Permit to allow 10 off-site parking spaces for a 14,820 square-foot retail store in the Shopping Center Review (SC-R) zone;
- Variance to exceed the maximum allowable number of attached signs by one (1) sign;
- Variance to allow an LED readerboard

The City of Sacramento, Development Services Department, has reviewed the proposed project and, on the basis of the whole record before it, has determined that there is no substantial evidence that the project, with mitigation measures as identified in the attached Initial Study, will have a significant effect on the environment. This Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Sections 21000, et seq., Public Resources Code of the State of California).

This Negative Declaration has been prepared pursuant to Title 14, Section 15070 of the California Code of Regulations and the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

A copy of this document and all supportive documentation may be reviewed or obtained at the City of Sacramento, Development Services Department, Environmental Planning Division, 2101 Arena Blvd, Suite 200, Sacramento, California 95834. The public counter is open from 7:30 am to 3:30 pm; however, with prior arrangements, the documents are available until 5:00 pm.

Environmental Services Manager, City of Sacramento, California, a municipal corporation

By: _____

FLORIN WALGREEN'S (P06-149)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

This Initial Study has been prepared by the Development Services Department, Environmental Planning Services, 2101 Arena Blvd, Suite 200, Sacramento, CA 95834, pursuant to Title 14, Section 15070 of the California Code of Regulations and the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

This Initial Study is organized into the following sections:

SECTION I. - BACKGROUND: Provides summary background information about the project name, location, applicant, when the Initial Study was completed, and a project introduction.

SECTION II. - PROJECT DESCRIPTION: Includes a detailed description of the Proposed Project.

SECTION III. - ENVIRONMENTAL CHECKLIST AND DISCUSSION: Contains the Environmental Checklist form together with a discussion of the checklist questions. The Checklist Form is used to determine the following for the proposed project: 1) "Potentially Significant Impacts" that may not be mitigated to a less-than-significant level with the inclusion of mitigation measures, 2) "Potentially Significant Impacts Unless Mitigated" which could be mitigated with incorporation of mitigation measures, and 3) "Less-than-significant Impacts" which would be less-than-significant and do not require the implementation of mitigation measures.

SECTION IV. - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Identifies which environmental factors were determined to have either a "Potentially Significant Impact" or "Potentially Significant Impacts Unless Mitigated," as indicated in the Environmental Checklist.

SECTION V. - DETERMINATION: Identifies the determination of whether impacts associated with development of the Proposed Project are significant, and what, if any, additional environmental documentation may be required.

FIGURES:
A – Vicinity Map
B – Site Plan

SECTION I. BACKGROUND

File Number, Project Name:

P06-149, Florin Walgreen's

Project Location:

The proposed project site is located within the Pocket Community Plan Area on the southwest corner of Florin Road and Riverside Boulevard. The project site is comprised of two Assessor's Parcel Numbers (APNs): 030-0042-049, and -50.

Project Applicant, Project Planner, and Environmental Planner Contact Information:

Project Applicant
Abby Davis
Hawkins Companies
5700 8th Avenue
Sacramento, CA 95820
(916) 452-4954

Project Planner
Antonio Ablog, Associate Planner
City of Sacramento, Development Services Department
915 I Street, 3rd Floor
Sacramento, CA 95814
(916) 808-7702

Environmental Planner
Grace Hovey/Rochelle Hall
City of Sacramento, Development Services Department
2101 Arena Blvd, Suite 200
Sacramento, CA 95834
(916) 808-7601/(916)808-5914

Initial Study Completed:

December 13, 2006

Introduction

The proposed project consists of entitlements to allow development of a 14,820 square foot retail store with drive-through pharmacy in the Shopping Center Review (SC-R) Zone at the southwest corner of Florin Road and Riverside Boulevard.

The City of Sacramento, as lead agency, has determined that the appropriate environmental document for the proposed project is a Mitigated Negative Declaration. This environmental document examines project effects which are identified as potentially significant effects on the environment or which may be substantially reduced or avoided by the adoption of revisions or conditions to the design of project specific features. It is believed at this time that the project will not result in potentially significant impacts that cannot be mitigated to a less-than-significant level. Therefore, a Mitigated Negative Declaration is the proposed environmental document for this project.

The City is soliciting views of interested persons and agencies on the content of the environmental information presented in this document. Due to the time limits mandated by state law, your response must be received at the earliest possible date, but no later than the 20-day review period ending January 2, 2006.

Please send written responses to:

Rochelle Hall
City of Sacramento, Development Services Department
2101 Arena Blvd, Suite 200
Sacramento, CA 95834
(916) 808-5914
FAX: 566-3968

SECTION II. PROJECT DESCRIPTION

Environmental Setting

The project site is comprised of approximately 1.4 acres of land, currently developed with a 4,410 square-foot commercial structure. A bank with a drive-thru previously existed on the corner of the project site. It was removed prior to February 2003 and this portion of the site is currently not developed. Several trees exist in the landscaping area of the former bank; none of the trees meet the criteria for Heritage Trees.

Current zoning on the project site is Shopping Center - Review (SC-R), a general shopping center zone which provides a wide range of goods and services to the community. This zone prohibits general commercial uses that are not compatible with a retail shopping center. The General Plan land use designation for the project site is Community/Neighborhood Commercial and Offices. This designation is defined by the General Plan as "shopping centers (less than 200,000 square feet), commercial strips, and smaller office developments which offer goods and services for the daily needs of adjacent residential areas. These uses may be located adjacent to residential areas without significant adverse impacts" (SGPU, p. 4-10). The project site is within the "Commercial" designation of the North Pocket Specific Plan – a component of the larger Pocket Area Community Plan. The Commercial designation "provides for commercial and office uses located within the designated shopping center area." The strip mall in which the project site is located currently provides a variety of commercial and retail uses such as fast food restaurants, sit down restaurants, laundry facilities, and a pet store.

Surrounding land uses include residential, commercial, and institutional facilities. John F. Kennedy High School is located approximately half a mile south of the project site, on Florin Road. The Elks Lodge, which holds events on a regular basis, is located north of the project site, on Riverside Boulevard. A church is located west of the project site, behind the existing strip mall. East of the project site, directly across Florin Road from the existing shopping center, is another shopping center with a gas station. This is a small strip mall that also provides retail and commercial services consistent with the Shopping Center (SC) zone.

Utilities adjacent to the project site include the following: an 8-inch sanitary sewer main within Riverside Boulevard; a 10-inch sanitary sewer main within Florin Road; an 18-inch storm drain line within Riverside Boulevard; a 21-inch storm drain line within Florin Road; a 12-inch water main within Riverside Boulevard; and a 6-inch and a 24-inch water main within Florin Road.

The project site is currently accessed by two on-site driveways: one on Riverside Boulevard at the north property line, and one on Florin Road near the southern property line.

Project Background

Planning Commission certified an EIR on September 9, 2003 for a proposed McDonald's on the northwest corner of the project site (APN 030-0042-050). The approved Pocket Area McDonald's project (P99-151) included a proposed 4,400 square-foot fast food restaurant with seating for a

maximum of 78. The proposed restaurant included a drive-through, as well as 26 on-site parking spaces.

This Initial Study/Mitigated Negative Declaration is incorporating by reference portions of the approved McDonald's EIR in accordance with CEQA Guidelines Section 15150 which states that an EIR or Negative Declaration may incorporate all or portions of another document which is a matter of public record or is generally available to the public. The incorporated document shall be made available to the public by the Lead Agency, in this case, the City of Sacramento. Where an EIR or Negative Declaration uses incorporation by reference, the incorporated part of the referenced document shall be briefly summarized where possible or briefly described. The relationship between the incorporated part of the referenced document and the document being prepared shall be described.

Portions of the McDonald's EIR is being incorporated by reference because the project setting and background is the same and some of the analysis from the EIR is relevant to the analysis in the Mitigated Negative Declaration being prepared for Walgreen's.

The certified EIR concluded that the Pocket Area McDonald's project could result in impacts associated with local vehicular circulation and safety. This was due to limited sight distance at the project site driveway on Riverside Boulevard. Mitigation was included in the EIR to reduce this impact to a less-than-significant level.

The retail store proposed as part of the Florin Walgreen's project (P06-149) would be located on the same parcel as the approved Pocket Area McDonald's project (APN 030-0042-050); however, unlike the previous project, the current proposal includes a parking lot on APN 030-0042-049, which requires removal of the existing 4,410 square-foot commercial structure on that parcel.

According to the Development Engineering Section, the proposed project is anticipated to generate substantially fewer peak hour trips than the previously approved Pocket Area McDonald's project. This Initial Study is largely based on the analysis included in the EIR for the previously approved project. However, it should be noted that, because the project site is larger than previously analyzed, and because the previous project did not include demolition of buildings, this Initial Study includes new analyses within the applicable issue areas including Air Quality, Noise, and Hazards. In addition, the variance for proposed signage, which was not included as part of the previous project, is analyzed in the Aesthetics section of this Initial Study.

Project Purpose

The purpose of the proposed project is to allow for the development of a retail store consistent with the General Plan and Community Plan designations, as well as the Zoning for the project site.

Project Components

The proposed project consists of entitlements to allow a 14,820 square foot retail store in the Shopping Center Review (SC-R) Zone located at 250 Florin Road at the southwest corner of Florin Road and Riverside Boulevard. APN: 030-0042-050 and -049 and Council District 7. Specific entitlements include:

- Special Permit to allow drive-through pharmacy service for a 14,828 square-foot retail store in the Shopping Center Review (SC-R) zone.
- Plan Review to allow a new 14,820 square foot retail store with pharmacy in the Shopping Center Review (SC-R) zone;
- Special Permit to allow 10 off-site parking spaces for a 14,820 square-foot retail store in the Shopping Center Review (SC-R) zone;
- Variance to exceed the maximum allowable number of attached signs by one (1) sign;
- Variance to allow an LED readerboard.

The proposed project includes the construction of a 14,280 square-foot, single story pharmacy building with a two-lane drive-up and drop-off window for pharmacy prescriptions. The project including the drive through windows would operate from 7 a.m. until 10 p.m. The drive through would be located on the south side of the proposed structure, which would be situated on the east side of the project site across from large retail shopping center uses. The drive through includes two aisles covered by a canopy. According to the applicant, the statistical average use of the drive-thru window is 4 to 5 vehicles per hour. Approximately 33 percent of prescriptions are filled via the drive-up window.

The delivery schedule for the project is a weekly delivery by a Walgreen's truck with daily deliveries from various vendors in van-sized automobiles. Only the Walgreen's truck utilizes the receiving door located on the east side of the project (parallel to Florin Road), the remainder is delivered through the front door located on the northwest side of the project site (diagonally facing Riverside Boulevard). Adjacent uses to the front door include the Elks Lodge and a church. The Walgreen's delivery truck is located on-site for one and one-half hours while it unloads merchandise. The truck engines are turned off rather than idling on-site during this period. Adjacent uses to the loading area are a shopping center with a gas station across Florin Road.

The proposed project would also include removal of the existing 4,410 square-foot commercial structure to provide parking facilities. The parking facilities would include 49 spaces. The project also includes improvements to the existing driveway on Riverside Boulevard, as well as relocation of the existing driveway on Florin Road to a location on Florin Road immediately south of the project site. The existing driveway on Florin Road would be replaced with curb, gutter, and sidewalk, and a light pole would require relocation to accommodate the new driveway. Two PG&E transformers located immediately adjacent to the northwest corner of the project site would be relocated on the project site to improve sight distance on Riverside Boulevard.

A monument sign is proposed to be located in the landscaping area at the corner of the Florin Road/Riverside Boulevard intersection. The sign would be approximately 11' x 12', and would include an electronic LED reader board (which requires a variance), as well as an internally illuminated i.d. sign. Three neon window signs and three additional attached signs are also proposed and would require a variance.

Several documents were referenced to complete the Mitigated Negative Declaration as identified in the References cited below. These studies are available for public review upon request.

REFERENCES (available at 2101 Arena Blvd., Suite 200 -- public counter hours are 7:30 a.m. to 3:30 p.m. Monday through Friday, and until 5:00 p.m. with prior arrangements).

City of Sacramento. 1988. *General Plan Update.*

City of Sacramento. 1988. *Sacramento General Plan Update Draft Environmental Impact Report* (SGPU DEIR).

City of Sacramento. 1984. *North Sacramento Community Plan.*

City of Sacramento. 2003. *Draft Environmental Impact Report, McDonald's Restaurant in the Pocket Area, SCH #2001052054*

City of Sacramento. 2003. *Final Environmental Impact Report, McDonald's Restaurant in the Pocket Area, SCH #2001052054*

City of Sacramento Department of Utilities and County of Sacramento Water Resources Division, 2000. *January 2000 Guidance Manual for On-Site Stormwater Quality Control Measures.*

Sacramento Metropolitan Air Quality Management District (SMAQMD) 2004. *Guide to Air Quality Assessment in Sacramento County.*

SECTION III. ENVIRONMENTAL CHECKLIST AND DISCUSSION

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
1. LAND USE *Would the proposal:* A) Result in a substantial alteration of the present or planned use of an area?			✓
B) Affect agricultural resources or operation (e.g., impacts to soils or farmlands, or impact from incompatible land uses?)			✓

Environmental Setting

The project site, which is part of an existing "strip mall," is currently occupied by a 4,410 square-foot retail structure, as well as vacant land, which was previously occupied by a bank. Current zoning on the project site is Shopping Center - Review (SC-R), a general shopping center zone which provides a wide range of goods and services to the community. This zone prohibits general commercial uses that are not compatible with a retail shopping center. The General Plan land use designation for the project site is Community/Neighborhood Commercial and Offices. This designation is defined by the General Plan as "shopping centers (less than 200,000 square feet), commercial strips, and smaller office developments which offer goods and services for the daily needs of adjacent residential areas. These uses may be located adjacent to residential areas without significant adverse impacts."1 The project site is within the "Commercial" designation of the North Pocket Specific Plan – a component of the larger Pocket Area Community Plan. The Commercial designation "provides for commercial and office uses located within the designated shopping center area." The strip mall in which the project site is located currently provides a variety of commercial and retail uses such as fast food restaurants, sit down restaurants, laundry facilities, and a pet store.

Surrounding land uses include residential, commercial, and institutional facilities. John F. Kennedy High School is located approximately half a mile south of the project site, on Florin Road. The Elks Lodge, which holds events on a regular basis, is located north of the project site, on Riverside Boulevard. A church is located west of the project site, behind the existing strip mall. The church is not visible from the project site due to the existing structures associated with the strip mall. East of the project site, directly across from the existing shopping center, is another shopping center with a gas station. This is a small strip mall that also provides retail and commercial services consistent with the Shopping Center (SC) zone.

Standards of Significance

For the purposes of this analysis, an impact is considered significant if the project would:

- Substantially change land use of the site;
- Be incompatible with long-term uses on adjacent properties;
- Conflict with applicable land use plans; or
- Result in affects to agricultural resource operations.

Answers to Checklist Questions

Question A

The following discussion is incorporated by reference from the Land Use section of the DEIR (p. 5-4) prepared in 2003 for the approved Pocket Area McDonald's project (P99-151).

According to the Chapter 17.24.30 of the Zoning Code, the proposed project is a land use (i.e., a drive through service facility) conditionally allowed in the Shopping Center zone with approval of a Special Permit by the City Planning Commission. Approximately 93 different land uses are allowed or conditionally allowed in this zone and include for example: airports, restaurants, retail establishments, laundromats, grocery stores, penal institutions, and landfills. Any and all of these potential development projects require Planning Commission discretionary approval of the site and architectural design as well as review under CEQA.

Drive-through service facilities are somewhat unique, when compared against the other land uses, in that they always require a Special Permit, even when the associated use is otherwise permitted by right in the zone. The Zoning Code regulates a long list of subject matter including, but not limited to, parking supply, lighting, building height, and landscaping. For drive-through land uses, the Code also sets minimum standards for drive through design including, but not limited to, length, width, and entrance location of the drive through lane, operating hours, and noise control. The intent of the standards is to limit or mitigate potential environmental effects that might be associated with the land use.

The site design of the proposed project has been reviewed in light of Zoning Code requirements and found to be in compliance as designed, with the exception of the proposed signage, for which a variance is proposed. A second review of final construction plans is conducted at the "Plan Check" stage of the development process to ensure complete compliance with zoning and building codes. With approval of the proposed variance for signage, the proposed land use is consitent with the requirements of the Shopping Center zone.

Given that the proposed land use is conditionally allowed in the Shopping Center zone, and that the Shopping Center zone is consistent with the Community Plan and General Plan land use designations (given the administrative hierarchy of these three documents), the proposed land use is consistent with the Community and General Plans.

Question B

Although the project site has been disturbed, and was used 10 years ago for farming oats and grazing for a few horses, the project site is not currently in agricultural use. In addition, the SGPU DEIR indicates (Exhibit T-17) that the project site is not located on Prime Agricultural land. Furthermore, commercial agricultural operations, which could result in land use conflicts with retail uses, do not exist in the project vicinity. Therefore, a ***less-than-significant*** impact related to agricultural resources would occur.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would not result in impacts due to the proposed change in the current land use of the site.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
2. POPULATION AND HOUSING *Would the proposal:* A) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?			✓
B) Displace existing housing, especially affordable housing?			✓

Environmental Setting

According to the Sacramento Area Council of Government's (SACOG) Population and Housing for Sacramento County, by Jurisdiction, the estimated population of Sacramento in 2001 was 418,700. SACOG estimates the total number of housing units to be 160,309. Using these two figures, the average number of occupants per household is calculated to be 2.61.

According to the McDonald's DEIR, page 5-1 and 5-2, the project site, which is part of an existing "strip mall," is currently occupied by a 4,410 square-foot retail structure, as well as vacant land, which was previously occupied by a bank. Current zoning on the project site is Shopping Center - Review (SC-R), a general shopping center zone which provides a wide range of goods and services to the community. This zone prohibits general commercial uses that are not compatible

with a retail shopping center.

Standards of Significance

Section 15131 of the California Environmental Quality Act (CEQA) Guidelines states that the economic or social effects of a project shall not be treated as a significant effect on the environment. However, CEQA indicates that social and economic effects be considered in an EIR only to the extent that they would result in secondary or indirect adverse impacts on the physical environment.

This environmental document does not treat population/housing as an environmental impact, but rather as a social-economic impact. If there are clear secondary impacts created by a population/housing increase generated by the project, those secondary impacts will be addressed in each affected area (e.g., transportation, air quality, etc).

For the purposes of this analysis, an impact is considered significant if the project would induce substantial growth that is inconsistent with the approved land use plan for the area or displace existing affordable housing.

Answers to Checklist Questions

Questions A & B

The proposed project is consistent with the project site zoning and land use designations in both the SGPU and NPSP. The proposed project is a less intense use than previously approved in the McDonald's DEIR and would not alter the location, distribution, density, or growth rate of the human population or generate any additional demand for housing and therefore, would not induce growth in the area.

The minor road improvements to Riverside Boulevard and Florin Road which are required of the proposed project, are necessary only to provide improved access to the site. The improvements would not result in an increase in the capacity of the roadways.

The project site area is developed. Therefore the necessary utilities are adjacent to the site. Although the project site would result in the extension of a water main, the water main would be sized to serve only the project. The project would not expand or upsize any infrastructure that would induce population growth.

There are no residences on the site; therefore, development of the proposed project would not displace existing housing.

Because the proposed project would not induce substantial growth that is greater than that anticipated within the area's approved land use plans and would not displace housing, the impacts to population and housing would be ***less than significant***.

Mitigation Measures

No mitigation is required.

Finding

The proposed project would result in less-than-significant impacts to population and housing.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
3. SEISMICITY, SOILS, AND GEOLOGY *Would the proposal result in or expose people to potential impacts involving:* A) Seismic hazards?			✓
B) Erosion, changes in topography or unstable soil conditions?			✓
C) Subsidence of land (groundwater pumping or dewatering)?			✓
D) Unique geologic or physical features?			✓

Environmental Setting

Seismicity. The Sacramento General Plan Update (SGPU) Draft Environmental Impact Report (DEIR) identifies all of the City of Sacramento as being subject to potential damage from earthquake groundshaking at a maximum intensity of VIII of the Modified Mercalli scale (SGPU DEIR, 1987, T-16). No active or potentially active faults are known to cross within close proximity to the project site.

Topography. Terrain of the proposed project site is relatively flat. Therefore, the potential for slope instability on the site is minor.

Geology. The surface geology of the project site consists of Pleistocene Alluvium (Victor Formation). The Victor Formation forms a broad plain between the Sacramento River and the foothills of the Sierra Nevada mountains (SGPU DEIR, T-1). It is a complex mixture of consolidated, ancient river-borne sediments of all textures (SGPU DEIR, T-1). Weathering subsequent to formation during the Ice Ages has typically caused a hardpan layer to develop near the surface, generally allowing only a moderate-to-low rate of rainwater infiltration (SGPU DEIR, T-1).

Soils. According to the Soils Survey of Sacramento County prepared by the US Department of Agriculture Soil Conservation Service, the project site is primarily underlain by Valpac-Urban land

complex, partially drained, 0 to 2 percent slopes. The unit is about 60 percent Valpac soil and 30 percent Urban land. The Valpac soil formed in somewhat poorly drained alluvium derived from mixed rock sources. The soil type consists of sandy to clay loam. Permeability is moderately slow and runoff is slow. The hazard of water erosion is slight. The soil is not susceptible to soil blowing.

Urban land consists of areas covered by impervious surfaces or structures, such as roads, driveways and buildings. The soil material under the impervious surfaces is similar to Valpac, although it may have been truncated or altered. The main limitations affecting urban uses are the moderately slow permeability, the depth to seasonal water high water table, and the flooding. An adequate drainage system is needed in areas where deep-rooted trees and shrubs are planted.

Standards of Significance

For the purposes of this analysis, an impact is considered significant if it allows a project to be built that will either introduce geologic or seismic hazards by allowing the construction of the project on such a site without protection against those hazards.

Answers to Checklist Questions

Question A

Because no active or potentially active faults are known in the project area; the proposed project would not be subject to the rupture of a known earthquake fault.

However, the SGPU determined that an earthquake of Intensity VII on the Modified Mercalli Scale is a potential event due to the seismicity of the region. Such an event would cause alarm and moderate structural damage could be expected. People and property on the site could be subject to seismic hazards, such as groundshaking, liquefaction, and settlement, which could result in damage or failure of components of the proposed project. This seismic activity could disrupt utility service due to damage or destruction of infrastructure, resulting in unsanitary or unhealthful conditions or possible fires or explosion from damaged natural gas lines.

The City is located in Zone 3 of the Uniform Building Code (UBC) Seismic Risk Map; and therefore, the City requires that all new structures be designed and constructed consistent with the UBC's Zone 3 requirements. In addition, compliance with the California Uniform Building Code (CUBC) (Title 24) would minimize the potential for adverse effects on people and property due to seismic activity by requiring the use of earthquake protection standards in construction.

Prior to approval of the project, the project applicant must submit to the City a geotechnical report of the site. Based on the site-specific conditions, the report could recommend further measures to ensure that the region's seismic activity does not affect the proposed project. Prior to construction, the project applicant must demonstrate to the City that the site, infrastructure, and building designs for the proposed project comply with all required regulations and standards pertaining to seismic hazards, including the inclusion of the recommendations from the geotechnical study.

Implementation of applicable regulations, codes, and standard engineering practices would

mitigate significant constraints on development of the proposed project site related to groundshaking or secondary seismic hazards. Therefore, the impacts due to seismic activity would be ***less than significant*** and no mitigation is required.

Question B

Topography of the project site is generally level; consequently, changes in topography would not be substantial.

The project site's soils, Valpac-Urban land complex, partially drained, 0 to 2 percent slopes, possess a minimal potential for shrink-swell. However, during plan check, the City would review the required geotechnical report, prepared specifically for development on the site. The geotechnical report would include recommendations for constructing on the project soils. The City would verify that all recommendations made in the report are incorporated into the grading plan and construction drawings, and, therefore, impacts associated with expansive soils would be reduced to a level of insignificance.

As mentioned above under the soils description, the project site's soils, Valpac-Urban Land complex, are not susceptible to substantial erosion. The potential for erosion due to surface water flow would be limited to areas disturbed by grading during construction. Soils are especially prone to erosion from storm water runoff that occurs during or immediately after construction. All grading and erosion control would be conducted in compliance with the requirements of the Sacramento City Code to prevent erosion of soils during construction (Ordinance 15.88.250). This Ordinance requires the project applicant to include erosion and sediment control measures on the improvement plans. These plans must also show the methods that would be used to control urban runoff pollution from the project site during construction. Once construction is complete, the site would be landscaped which would prevent post-construction erosion. Therefore, the proposed project would result in a ***less-than-significant*** impact associated with changes to site topography, expansive soils, and soil erosion. A more detailed discussion of impacts related to erosion is included in the following section (Water).

Question C

According to the SGPU DEIR, no significant subsidence of land had occurred within the City of Sacramento (T-13). State regulations and standards related to geotechnical considerations are reflected in the Sacramento City Code. Construction and design would be required to comply with the latest City-adopted code at the time of construction, including the Uniform Building Code. The code would require construction and design of buildings to meet standards that would reduce risks associated with subsidence or liquefaction. In addition, the proposed residential subdivision does not include below-grade features, such as basements, which would require extensive excavation; consequently, construction of the proposed project is not anticipated to require groundwater pumping or dewatering. However, in the event that dewatering activities are required, a short-term change could occur in the quantity of groundwater and/or direction of rate of flow, as well as the quality of the groundwater. Any dewatering activities associated with the proposed project must comply with application requirements established by the Central Valley Regional Water Quality Control Board (RWQCB) to ensure that such activities would not result in substantial changes in groundwater flow or quality. Therefore, compliance with the RWQCB requirements would ensure a ***less-than-significant*** impact and no mitigation is required.

Question D

The project site consists of developed land, which is relatively flat. No recognized unique geologic features or physical features that would be impacted by the construction of the proposed project exist on the project site. Therefore, related impacts to such features would be ***less-than-significant.***

Findings

The proposed project would not have a significant impact due to seismicity, soils, or geology.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
4. WATER *Would the proposal result in or expose people to potential impacts involving:* A) Changes in absorption rates, drainage patterns, or the rate and amount of surface/stormwater runoff (e.g. during or after construction; or from material storage areas, vehicle fueling/maintenance areas, waste handling, hazardous materials handling or storage, delivery areas, etc.)?			✓
B) Exposure of people or property to water related hazards such as flooding?			✓
C) Discharge into surface waters or other alterations to surface water quality that substantially impact the temperature, dissolved oxygen, turbidity, beneficial uses of receiving waters or areas that provide water quality benefits, or cause harm to the biological integrity of the waters?			✓
D) Changes in flow velocity or volume of stormwater runoff that cause environmental harm or significant increases in erosion of the project site or surrounding areas?			✓

E)	Changes in currents, or the course or direction of water movements?			✓
F)	Change in the quantity of ground waters, either through direct additions or withdrawal, or through interception of an aquifer by cuts or excavations or through substantial loss of recharge capability?			✓
G)	Altered direction or rate of flow of groundwater?			✓
H)	Impacts to groundwater quality?			✓

Environmental Setting

Drainage/Surface Water. The project site is within Drainage Shed 110, which flows to Sump 110. There is an 18-inch drainage main in Riverside Boulevard and a 21-inch main in Florin Road.

Water Quality. The City's municipal water is received from the American River and Sacramento River. The water quality of the American River is considered very good. The Sacramento River water is considered to be of good quality, although higher sediment loads and extensive irrigated agriculture upstream of Sacramento tends to degrade the water quality. During the spring and fall, irrigation tailwaters are discharged into drainage canals that flow to the river. In the winter, runoff flows over these same areas. In both instances, flows are highly turbid and introduce large amounts of herbicides and pesticides into the drainage canals, particularly rice field herbicides in May and June. The aesthetic quality of the river is changed from relatively clear to turbid from irrigation discharges.

The Central Valley Regional Water Quality Control Board (RWQCB) has primary responsibility for protecting the quality of surface and groundwaters within the City. The RWQCB's efforts are generally focused on preventing either the introduction of new pollutants or an increase in the discharge of existing pollutants into bodies of water that fall under its jurisdiction.

The RWQCB is concerned with all potential sources of contamination that may reach both these subsurface water supplies and the rivers through direct surface runoff or infiltration. Storm water runoff is collected in City drainage facilities and is sent directly to the Sacramento River. RWQCB implements water quality standards and objectives that are in keeping with the State of California Standards.

The City of Sacramento has obtained a National Pollution Discharge Elimination System (NPDES) permit from the State Water Resources Control Board under the requirements of the Environmental Protection Agency and Section 402 of the Clean Water Act. The goal of the permit is to reduce pollutants found in storm runoff. The general permit requires the permittee to employ BMPs before, during, and after construction. The primary objective of the BMPs is to reduce non-point source pollution into waterways. These practices include structural and source control measures for residential areas, and BMPs for construction sites. BMP mechanisms

minimize erosion and sedimentation, and prevent pollutants such as oil and grease from entering the storm water drains. BMPs are approved by Department of Utilities before beginning construction (the BMP document is available from the Department of Utilities, Engineering Services Division, 1395 35th Avenue, Sacramento, CA). Components of BMPs include:

- Maintenance of structures and roads;
- Flood control management;
- Comprehensive development plans;
- Grading, erosion and sediment control measures;
- Inspection and enforcement procedures;
- Reduction of pesticide use; and
- Site-specific structural and non-structural control measures.

Flooding. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map revised as of February 18, 2005 indicates that the project site is within the Flood Zone A99. Zone A99 is within the 100-year flood plain. Within the A99 zone, there are no requirements to elevate or flood proof commercial structures.

Standards of Significance

Surface/Ground Water. For purposes of this environmental document, an impact is considered significant if the proposed project would substantially degrade water quality and violate any water quality objectives set by the State Water Resources Control Board, due to increased sediments and other contaminants generated by consumption and/or operation activities.

Flooding. Substantially increase exposure of people and/or property to the risk of injury and damage in the event of a 100-year flood.

Answers to Checklist Questions

Questions A, C, and D

The proposed project consists of entitlements to develop a 14,820 square foot commercial building with a two-aisle drive-through pick-up pharmacy window. The site is already developed and mostly paved. The proposed project would not substantially alter absorption rates and surface runoff through the addition of paved surfaces and buildings (impervious surfaces). Development of the proposed project would add a small increment of impervious surface and potentially change the distribution of the runoff on the site through the construction and operation of the project. Construction of the proposed project would result in paving the existing lot and would include temporary earth-disturbing construction activities such as site preparation and grading. The soil on site (Valpac-Urban land complex) is characterized by low water erosion hazard. Therefore, sediment loads that enter the storm water runoff would not be substantial. Source control storm water quality control measures would be incorporated into the development to minimize the increase of runoff pollution caused by the proposed development.

The proposed project site drains to Sump 110. The total paved area for the project would be greater than 6,000 square feet requiring the proposed project to provide an on-site drainage system. The on-site drainage system would be required to connect to the street drainage system by means of a storm drain service tap in Riverside Boulevard or Florin Road. All on-site drainage

systems shall be designed to the standard for private storm drainage systems (per Section 11.22 of the Design and Procedures Manual). The proposed project would be required to connect to the City's storm drain system, to the satisfaction of the Department of Utilities. In addition, the lot pad elevation would be required to be a minimum of 1.5 feet above the controlling overland release elevation and a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation.

The applicant/developer would be required to comply with the City's Grading, Erosion and Sediment Control Ordinance (Title 15). This ordinance requires the applicant to prepare erosion and sediment control plans for both during and post construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction. This ordinance also requires that a Post Construction Erosion and Sediment Control Plan be prepared to minimize the increase of urban runoff pollution caused by development of the area. Storm drain maintenance is required at all drain inlets. In addition, the project would include on-site source and treatment controls as required by the updated Table 2-1 Stormwater Quality Standards for Development Projects (which will become effective May 18, 2006) in the *Guidance Manual for On-Site Storm Water Quality Control Measures (January 2000).*

General Stormwater Construction Permit

Additionally, development of the site would be required to comply with regulations involving the control of pollution in stormwater discharges under the National Pollutant Discharge Elimination System (NPDES) program (Section 402(p), Clean Water Act). The City has obtained a NPDES permit from the State Water Resources Control Board (SWRCB) under the requirements of the U.S. Environmental Protection Agency (USEPA) and Section 402 of the Clean Water Act. The regulations, which apply to a new construction projects affecting more than one acre that would not involve dredging and filling of wetlands, are administered by the SWRCB on behalf of the USEPA. Under the program, the developer would file a Notice of Intent with the SWRCB to obtain a General Construction Activity Storm Water Permit prior to construction of the proposed project.

Since the development work area is greater than one acre, the developer would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP), which would include information on runoff, erosion control measures to be employed, and any toxic substances to be used during construction activities. Surface runoff and drainage would be handled on site. Potential for erosion due to surface water flow would be primarily limited to areas disturbed by grading during construction. Short-term, construction-related, erosion control would be readily available by means of Best Management Practices (BMPs) (e.g., use of erosion control barriers, hydroseeding, etc.). Long-term erosion control would be accomplished by establishing vegetation and controlling surface water flow.

The SWRCB requires that the best available technology that is economically achievable, and best conventional pollutant control technology be used to reduce pollutants. These features would be discussed in the SWPPP. A monitoring program would be implemented to evaluate the effectiveness of the measures included in the SWPPP. The RWQCB may review the final drainage plans for the project components.

Compliance with all applicable regulatory requirements, designed to maintain and improve water quality from development activities, would ensure that the proposed project would have a ***less-than-significant*** impact on drainage and water quality.

Question B

The project site is located within Flood Zone A99. The Flood Zone A99 is defined as: Areas to be protected from 100-year flood by Federal protection system under construction; no base flood elevations determined (updated by FEMA letter of map revision dated 5/22/00 and 2/18/05). No residential structures are proposed as part of the project and therefore the project does not place housing within the 100-year flood hazard area. The project is not required to elevate or flood-proof. However, flood insurance is required for all properties in this area. Because the project must comply with flood regulations, the potential impacts from flooding are anticipated to be ***less-than-significant.***

Question E

The Sacramento River is the nearest surface water body and is located approximately 250 feet west of the project site. The project area is developed with urban uses. Existing storm runoff is discharged to a storm drain that is located on site. Development of the project site could slightly increase the amount of impervious surfaces, which would generate some additional runoff over that which currently exists. The city's storm drainage system would handle the storm runoff from the project site. The project site is proposed to be developed with uses consistent with the SGPU and the NPSP. Because the proposed project would be developed in accordance with the existing designation, the amount of runoff anticipated for the project site would not be greater than the amount assumed in the SGPU. Therefore, impacts to the currents, course, or direction of water movements are anticipated to be ***less-than-significant.***

Questions F-H

Water for the proposed project would by provided by the City of Sacramento, which receives most of its water from surface water sources (for more detail, see the Utilities section). The project would not include large subsurface features or wells and would consequently not likely affect the direction or rate of flow of ground water. If dewatering is necessary during construction, it is not anticipated to result in amounts or depths that would significantly affect the direction or rate of flow of ground water. Therefore, compliance with the RWQCB requirements would ensure a ***less-than-significant*** impact on groundwater.

Mitigation Measures

No mitigation required

Findings

This project would result in less-than-significant impacts to water resources.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
5. AIR QUALITY *Would the proposal:* A) Violate any air quality standard or contribute to an existing or projected air quality violation?			✓
B) Exposure of sensitive receptors to pollutants?			✓
C) Alter air movement, moisture, or temperature, or cause any change in climate?			✓
D) Create objectionable odors?			✓

Environmental Setting

The project area is located in the Sacramento Valley Air Basin, which is bounded by the Sierra Nevada on the east and the Coast Range on the west. Prevailing winds in the project area originate primarily from the southwest. These winds are the result of marine breezes coming through the Carquinez Straits. These marine breezes diminish during the winter months, and winds from the north occur more frequently at this time. Air quality within the project area and surrounding region is largely influenced by urban emission sources.

Air quality was analyzed in the adopted McDonald's EIR (P99-151) in Section 6.3, pages 6.3-1 through 6.3-19. The project was determined to have less-than-significant air quality impacts and no mitigation measures were required. A new air quality analysis was prepared for the proposed Walgreen's project as the SMAQMD methodology for analysis and thresholds of significance had been revised and the proposed project includes demolition of an existing 4,410 square foot commercial building. The revised analysis is included in this section.

Regulatory Setting

Air quality management responsibilities exist at local, state, and federal levels of government. Air quality management planning programs were developed during the past decade generally in response to requirements established by the federal Clean Air Act (CAA) and the California Clean Air Act of 1988 (CCAA).

The Sacramento Metropolitan Air Quality Management District (SMAQMD) is responsible for

control of stationary- and indirect-source emissions, air monitoring, and preparation of air quality attainment plans in the Sacramento County portion of the Sacramento Valley Air Basin (SVAB).

Both the State of California and the federal government have established ambient air quality standards for several different pollutants. For some pollutants, separate standards have been set for different periods of the year. Most standards have been set to protect public health, although some standards have been based on other values, such as protection of crops, protection of materials, or avoidance of nuisance conditions.

The pollutants of greatest concern in the project area are carbon monoxide (CO), ozone, and inhalable particulate matter smaller than or equal to 10 microns in diameter (PM 10).

Based on ozone levels recorded between 1988 and 1991, the Sacramento County portion of the SVAB was classified by the CAA as a severe nonattainment area, with attainment required by 1999. However, no feasible controls could be identified that would provide the needed reductions by 1999. Sacramento County is still classified as non-attainment for ozone.

Sacramento County is federally designated as a moderate nonattainment area for PM10. Monitoring data have verified that no violation of the federal PM10 standards has occurred in the four most recent years for which data are available, allowing the SMAQMD to request a redesignation from nonattainment to attainment of the federal standards. SMAQMD is currently working with the EPA in preparing a report for the redesignation from nonattainment to attainment, and it is expected to be completed within the next few years.

For CO, the region is designated as unclassified/attainment by the EPA, and is also designated as being in attainment by the State.

The State of California has designated the region as being a serious nonattainment area for ozone, and a nonattainment area for PM10.

Standards of Significance

The SMAQMD adopted the following thresholds of significance in 2002:

Ozone. An increase of nitrogen oxides (NOx) above 85 pounds per day for short-term effects (construction) would result in a significant impact. An increase of either ozone precursor, nitrogen oxides (NOx) or reactive organic gases (ROG), above 65 pounds per day for long-term effects (operation) would result in a significant impact.

Particulate Matter The threshold of significance for PM10 is a concentration based threshold equivalent to the California Ambient Air Quality Standard (CAAQS). For PM10, a project would have a significant impact if it would emit pollutants at a level equal to or greater than five percent of the CAAQS (50 micrograms/cubic meter for 24 hours) if there were an existing or projected violation; however, if a project is below the ROG and NOx thresholds, it can be assumed that the project is below the PM10 threshold as well (SMAQMD, 2004).

Carbon Monoxide. The pollutant of concern for sensitive receptors is carbon monoxide (CO). Motor vehicle emissions are the dominant source of CO in Sacramento County (SMAQMD, 2004).

For purposes of this environmental analysis, sensitive receptor locations generally include sidewalks and residences. Carbon monoxide concentrations are considered significant if they exceed the 1-hour state ambient air quality standard of 20.0 parts per million (ppm) or the 8-hour state ambient standard of 9.0 ppm.

Table A-1, below, presents the allowable contaminant generation rates at which emissions are considered to have a significant effect on air quality throughout the SMAQMD. Project-related air emissions would have a significant effect if they result in concentrations that create either a violation of an ambient air quality standard or contribute to an existing air quality violation.

Table A-1. SMAQMD Significance Thresholds

	Ozone Precursor Emissions		CO (parts per million)	PM10 ($\mu g/m^3$)
	ROG (lbs./day)	NO_x (lbs./day)		
Construction (short-term)	None	85	1 Hour = 20	24 Hour = 50
			8 Hour = 9.0	Annual Arithmetic Mean = 20
Operational (long-term)	65	65	1 Hour = 20	24 Hour = 50
			8 Hour = 9.0	Annual Arithmetic Mean = 20

Answers to Checklist Questions

Question A

Operational Impacts: In order to assess whether mobile source emissions for ozone precursor pollutants (NO_X and ROG), PM_{10} and CO are likely to exceed the standards of significance due to operation of the project, an initial project screening was performed using Table 4.2 Project Sizes with Potentially Significant Emissions, which is included within the SMAQMD *Guide to Air Quality Assessment* (July 2004). The function of the table is to provide project sizes for land use types which, based conservatively on default assumptions for modeling inputs using the URBEMIS2002 model, are likely to result in mobile source emissions exceeding the SMAQMD thresholds of significance for ROG and NO_x (SMAQMD 2004, p. 4-2).

SMAQMD considers development projects of the type and size that fall below the significance cut-points in Table 4.2 for ROG and NO_x also to be insignificant for CO emissions (SMAQMD 2004, p. 5-2). SMAQMD has indicated that PM10 emissions from development projects, if they are of the type and size below the cut-points in Table 4.2 for ROG and NOx, may likewise be considered not significant. However, this assumption applies only to projects that do not generate trips by heavy-duty diesel vehicles in greater proportion than such trips occur generally on public roadways (SMAQMD 2004, p. 5-2). Operation of the proposed Walgreen's could generate trips by heavy-duty diesel vehicles. However, the default land use assumptions in the Urbemis 2002 8.7 model include the appropriate types and amounts of vehicles for this use and are reflected in the results of the model run.

Table 4.2 does not include a land use category for Drug Store. However, projects categorized as "Supermarket" land use development types are considered potentially significant at the NO_X Screening Level for operational impacts at 106,000 square feet or greater. The proposed project would be 14,820 square feet, which is well below the Table 4.2 threshold for supermarket. Therefore, no potentially significant operational impacts are expected to air quality due to mobile source emissions for these criteria pollutants.

The *URBEMIS 2002 8.7* model was also performed to calculate estimated emissions for the operation of the proposed project. Based on the estimated emissions from the URBEMIS model, the proposed project is not likely to exceed the operational emissions threshold of 65 lbs/day for ROG and NO_x. Estimated ROG and NO_x emissions using the URBEMIS 2002 model were calculated to be as high as approximately 7.52 lbs/day and 9.72 lbs/day, respectively, which is below the 65 lbs/day threshold.

Project-Related Construction Impacts: The *URBEMIS 2002 8.7* model was also used to calculate estimated emissions for the demolition of the existing 4,410 square foot commercial building and the construction of the proposed project. Based on the estimated emissions from the URBEMIS model, the proposed project is not likely to exceed the short-term emissions threshold of 85 lbs/day for NO_x. Estimated NO_x emissions using the URBEMIS 2002 model were calculated to be as high as approximately 58.61 lbs/day, which is below the 85 lbs/day threshold.

The SMAQMD Guide to Air Quality Assessment states (p. 3-2) that if the project's NO_x mass emissions from heavy-duty, mobile sources is determined not potentially significant using the recommended methodologies for estimating emissions (Manual Calculation, URBEMIS, and Roadway Construction Model), then the Lead Agency may assume that exhaust emissions of other pollutants from operation of equipment and worker commute vehicles are also not significant. Consequently, because the URBEMIS 2002 model indicated that the project would not exceed the NO_x threshold, the analysis of other criteria pollutant emissions is not included in this discussion.

Additionally, construction activities would be required to comply with SMAQMD's Rule 403 on Fugitive Dust, which states that a person shall take every reasonable precaution not to cause or allow the emissions of fugitive dust from being airborne beyond the property line from which the emission originates, from any construction, handling or storage activity, or any wrecking, excavation, grading, clearing of land or solid waste disposal operation. Reasonable precautions include, but are not limited to:

- the use of water or chemicals for control of dust, where possible, during construction operations (including roadways), or during the clearing of land;
- the application of asphalt, oil, water, or suitable chemicals on dirt roads, materials stockpiles, and other surfaces, which can give rise to airborne dusts;
- other means approved by the Air Pollution Control Officer.

Compliance with this rule will further reduce impacts associated with the proposed project.

Conclusion: Because neither construction nor operation of the proposed project are anticipated to exceed thresholds of criteria pollutants, and because construction of the proposed project is anticipated to comply with SMAQMD Guidelines, the proposed project would result in a ***less-than-significant*** impact related to short and long term emissions.

Question B

The proposed project site is surrounded by residential, commercial, and institutional facilities. John F. Kennedy High School is located approximately half a mile south of the project site, on Florin Road. The Elks Lodge, which holds events on a regular basis, is located north of the project site, on Riverside Boulevard. A church is located west of the project site, behind the existing strip mall. The church is not visible from the project site due to the existing structures associated with the strip mall. East of the project site, directly across from the existing shopping center, is another shopping center with a gas station. This is a small strip mall that also provides retail and commercial services consistent with the Shopping Center (SC) zone. The nearest residence is located approximately 300 feet northwest of the project site. There are also residences located approximately 400 to 500 feet northeast of the project site.

Significant stationary TAC sources usually take the form of factories, research and development facilities, or hospitals with specialized equipment. Mobile TAC is generated by heavy-duty on-road vehicles that run on diesel fuel, such as heavy duty trucks or diesel buses. Operation of the Walgreen's drugstore would attract a small number of diesel trucks delivering goods for sale and the store would sell typical household chemicals used for cleaning and home maintenance, however, the mobile TAC sources generated by the proposed project is expected to be minimal and heavily regulated. In addition, the closest residential use is located approximately 300 feet northwest of the project site. Consequently, the proposed project would not expose sensitive uses to air pollutants and would result in a ***less-than-significant*** impacts.

Question C

The area around the proposed project site is relatively flat. The existing built environment consists of commercial and residential uses. Significant changes in air movement can result from the construction of tall or large-mass structures. Construction of buildings that result in the shading of adjoining buildings or parcels for a significant part of the day can result in temperature changes in the project vicinity. Temperature and moisture changes can also result from the construction of structures that emit large quantities of air that is significantly different in temperature and/or humidity than the surrounding environment. There are no structures tall enough to significantly affect air movement and temperature in the vicinity of the proposed project site.

Because (1) the existing and proposed structures are not tall enough, or of a mass, to significantly affect air movement and/or temperature changes through shading by buildings and (2) there are no proposed land uses that emit large quantities of humidity or heated/cooled air; the proposed project would result in a ***less-than-significant*** impact related to changes in climate.

Question D

Emissions from construction vehicles could create some short-term objectionable odors; however, any construction-related odors would be temporary and limited to the duration of construction.

Drug stores do not typically generate objectionable odors. Therefore, the proposed project is anticipated to have a ***less-than-significant*** impact due to odors.

Findings

With compliance with the regulatory requirements, the proposed project will have a less-than-significant impact on air quality.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
6. TRANSPORTATION/CIRCULATION *Would the proposal result in:* A) Increased vehicle trips or traffic congestion?			✓
B) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		✓	
C) Inadequate emergency access or access to nearby uses?			✓
D) Insufficient parking capacity on-site or off-site?			✓
E) Hazards or barriers for pedestrians or bicyclists?			✓
F) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓
G) Rail, waterborne or air traffic impacts?			✓

The following discussion is based on Section 6.2 Transportation and Circulation in the Pocket Area McDonald's Project Draft EIR. It should be noted that the Traffic Section analyzed the effects associated with the development of a fast food restaurant with a drive through. However, the City's Development Engineering Division has determined that, because the proposed 14,820 square-foot retail store with pharmacy and drive through would generate fewer peak hour trips than the previously analyzed fast food restaurant (See Table T-1, below), the conclusions made

in Section 6.2 of the DEIR certified for the Pocket Area McDonald's Project would also apply to the currently proposed Florin Walgreen's project.

Environmental Setting

The existing roadway, transit, bicycle and pedestrian components of the transportation system within the study area are described below.

Existing Roadways

Riverside Boulevard and Florin Road provide two-way automobile access to the site. Both of these
roadways have four travel lanes.

Riverside Boulevard flows into 43rd Avenue about 1 mile east of Florin Road. 43rd Avenue has a partial interchange with the Interstate 5 (I-5) freeway about 1.2 miles east of the project site. North of 43rd Avenue, Riverside Boulevard parallels I-5 to the Sacramento Central City area. Riverside Boulevard flows into Pocket Road about 1.1 miles southwest of the project site. Several two-lane local roadways intersect Riverside Boulevard near the project site, including Grangers Dairy Drive, Park Riviera Way and Lelandhaven Way.

Florin Road is a major arterial roadway that traverses most of Sacramento County in an east-west direction except west of I-5 where it curves to run in a general north-south direction adjacent to the project site.

Existing Transit Service

Regional Transit is the major transit provider within Sacramento County, providing light rail service and fixed-route bus service on about 70 routes. The project site is currently served by three Regional Transit bus routes:

- Route 2 (Riverside) operates on Riverside Boulevard adjacent to the project site. This route begins at Rush River Drive and Windbridge Drive to the south of the project site. It continues primarily via Riverside Boulevard to downtown Sacramento. Route 2 operates at approximate 30-minute frequency in both directions between about 6:00 a.m. and 7:00 p.m. There is no evening, Saturday, Sunday, or holiday service.
- Route 3 (Riverside Express) operates on Riverside Boulevard adjacent to the project site. This route begins at Pocket Road and Greenhaven Drive to the south of the project site. It continues primarily via Pocket Road and Riverside Boulevard to I-5, where it utilizes I-5 to downtown Sacramento. Four trips are operated to downtown in the morning, and four trips return in the afternoon. There is no midday, evening, Saturday, Sunday, or holiday service.
- Route 81 (Florin – 65th Street) operates on Florin Road adjacent to the project site. This route begins at the intersection of Riverside Boulevard and Florin Road. It continues via Florin Road and 65th Street to the University / 65th Street Light Rail Station. On weekdays, Route 81 operates at approximate 30-minute frequency in both directions between about 6:00 a.m. and 8:00 p.m., continuing at 60-minute frequency until about midnight. On Saturday, service operates at 60-minute frequency between about 7:00 a.m.

and midnight. On Sunday and holidays, service operates at 60-minute frequency between about 8:00 a.m. and midnight.

Existing Bicycle and Pedestrian System

There are sidewalks along both sides of Riverside Boulevard and Florin Road adjacent to the project site. There are on-street (Class II) bike lanes on both sides of Riverside Boulevard and Florin Road adjacent to the project site.

Standards of Significance

Roadways: The project causes the facility to degrade from LOS C or better to LOS D or worse.

For facilities that are already worse than LOS C without the project, a significant impact occurs if the project increases the V/C ratio by 0.02 or more on a roadway.

Signalized and unsignalized Intersections: The project causes the LOS of the intersections to degrade from LOS C or better to LOS D or worse.

For intersections that are already operating at LOS D, E, or F without the project, a significant impact occurs if the project increases the average delay by 5 seconds or more at an intersection.

Transit Facilities: The project-generated ridership, when added to the existing or future ridership, exceeds existing and/or planned system capacity. Capacity is defined as the total number of passengers the system of buses and light rail vehicles can carry during the peak hours of operation.

A significant impact occurs if the project adversely affects the transit system operations or facilities in a way that discourages ridership (e.g. removes shelter, reduces park and ride).

Bicycle Facilities: The project eliminates or adversely affects an existing bikeway facility in a way that discourages bikeway use; interferes with the implementation of a proposed bikeway; or results in unsafe conditions for bicyclists, including unsafe bicycle/pedestrian or bicycle/motor vehicle conflicts.

Pedestrian Facilities: The project adversely affects an existing pedestrian facility or results in unsafe conditions for pedestrians, including unsafe pedestrian/bicycle or pedestrian/motor vehicle conflicts.

Parking Facilities: The anticipated parking demands of the project exceed the available or planned parking supply for typical day conditions. However, the impact would not be significant if the Project is consistent with the parking requirements stipulated in the City Code.

Answers to Checklist Questions

Question A

As mentioned above, Section 6.2 Transportation and Circulation in the Pocket Area McDonald's Project Draft EIR analyzed the impacts to intersections from traffic generated by the approved Pocket Area McDonald's project. The City's Development Engineering Division has determined that, because the proposed 14,820 square-foot Walgreen's (pharmacy and drive-thru) would generate fewer peak hour trips than the previously proposed fast food restaurant with drive-thru, the conclusions made in Section 6.2 of the Draft EIR certified for the Pocket Area McDonald's Project would also apply to the currently proposed Florin Walgreen's project. Therefore, it would be appropriate to assume that the proposed Walgreen's project would not result in new or greater impacts than identified within the Pocket Area McDonald's Draft EIR.

Project Trip Generation

The Traffic Section of the DEIR prepared for the approved Pocket Area McDonald's project analyzed the trip generation from the previously proposed 4,400 square foot fast food restaurant and drive-thru. Trip generation for the previously proposed project was based upon information on trip generation compiled by the Institute of Transportation Engineers (ITE, *Trip Generation, 6th Edition, 1997*) and traffic counts at McDonald's restaurants in the cities of Sacramento and West Sacramento.

The City's Development Engineering Division calculated the anticipated number of trips generated by the currently proposed 14,820 square foot retail store and pharmacy, which also includes a drive-thru and is based on the information compiled by the Institute of Transportation Engineers (ITE, Trip Generation, 7th Edition, 2003) for a pharmacy with a drive-thru land use category. As indicated in Table T-1, below, the proposed project would generate fewer AM and PM peak hour trips than the previously proposed McDonald's project.

Table T-1
Comparison of Vehicular Trip Generation (Pass-by and New Trips) Between the Proposed Walgreen's Project and the Previously Proposed Pocket Area McDonald's Project

	Volume			
	A.M. Peak Hour		P.M. Peak Hour	
Trip Type	**Entering**	**Exiting**	**Entering**	**Exiting**
McDonald's				
Pass-By Trips	62	58	63	55
New Trips	64	60	62	56
Total Trips	**126**	**118**	**125**	**111**
Walgreen's				
Pass-By Trips	4	3	31	32
New Trips	18	14	32	33
Total Trips	22	17	63	65

Conclusion

Consistent with the conclusion made for Impact 6.2-1 in the DEIR for the approved Pocket Area McDonald's project, the proposed Florin Walgreen's project would increase traffic volumes at study area intersections. Under the cumulative scenario for the previously proposed Pocket Area

McDonald's project, eight study intersections would operate at LOS "C" or better during the peak commuter hours. The intersection of Riverside Boulevard and Park Riviera Way would operate at LOS "E" during the a.m. peak hour and at LOS "D" during the p.m. peak hour, but the increase in averaged delay caused by the proposed project would be less than 3.5 seconds in the AM peak and less than 1.1 seconds in the PM peak. Because these increases would be less than the City of Sacramento's five second increase standard of significance, the proposed project's impact on intersection operations would be ***less than significant.***

Questions B

The following discussion is based on the analysis from Section 6.2 Transportation and Circulation in the Draft EIR for the approved Pocket Area McDonald's project, as well as a review of the currently proposed site plan by the City Development Engineering Division.

The Draft EIR addressed a concern that was raised by local residents of the "sight distance" available to drivers exiting the project site at the shopping center driveway on Riverside Boulevard across from the Elks Lodge. Sight distance measurements were conducted at this location in accordance with Caltrans design criteria. The clear sight distance to the west available for vehicles exiting this driveway is about 170 feet. That is, vehicles exiting the driveway can look west down Riverside Boulevard and see an approaching vehicle about 170 feet away. Beyond this distance, vehicles are partially obstructed by signs, a tree, several utility boxes, and a chain link fence. A sight distance of 170 feet exceeds minimum standards for an approaching vehicle speed of 25 miles per hour, but is less than adequate for an approaching vehicle speed of 30 miles per hour. The posted speed limit on Riverside Boulevard is 40 miles per hour. According to a City of Sacramento survey taken on December 20, 2000, the 85th percentile speed on Riverside Boulevard is 45.6 mile per hour, and the average speed is 42 mph. The December 20, 2000 speed survey notes that the City Council has established the speed limit at 40 mph after considering factors such as the number of single-family residences and intersection spacing. Therefore, it is concluded that the existing sight distance is inadequate. This is a *potentially significant* impact. Implementation of mitigation measure T-1 would reduce impacts to a ***less-than-significant*** level.

Mitigation Measures

T-1 Modifications shall be made to the location and/or design of structures and vegetation to improve the sight distance at the existing shopping center driveway at Riverside Boulevard to provide adequate sight distance in accordance with City of Sacramento design standards to the satisfaction of the City Traffic Engineer.

Potential modifications include:

1) Lower fence to below line of sight.
2) Replace shrubs that must be trimmed with ground cover.
3) Move or lower electrical box to be out of line of sight.
4) Permanently remove signs in planter adjacent to sidewalk.

Line of sight shall be that required to provide stopping sight distance for vehicles leaving the driveway. According to Table 201.1 in the Caltrans Highway Design Manual, a

minimum stopping sight distance of 105 meters (345 feet) would be required based upon a design speed of 70 km/h (43.5 mph). Setting the design speed equal to the 85th percentile running speed (45.6 mph), the required stopping sight distance is 370 feet.

Question C

The following discussion is based on the analysis included in the DEIR prepared for the approved Pocket Area McDonald's in addition to review of the currently proposed site plan by the City's Development Engineering Division.

There are three existing driveways that allow access into the mini mall site, in addition to two driveways that would provide access directly to the project site, which, in the event of an accident, would provide adequate access for emergency vehicles. Furthermore, the project site shall be designed to appropriate standards, to the satisfaction of the City of Sacramento's the Development Services Department, Development Engineering and Fire Department. Potential emergency access impacts are considered to be ***less-than-significant*** and do not require mitigation.

Question D

City Code Section 17.64.020 identifies the parking requirements by land use type, and indicates that retail store uses are required to provide one parking space per 250 gross square feet of floor area. Therefore, the proposed project (14,820 square feet) is required to provide 59 spaces. Project site plans indicate 49 spaces. However, the applicant is requesting a Special Permit to allow 10 additional parking spaces off-site in the adjacent shopping center. Consequently, with approval of the Special Permit, the project includes adequate parking to meet the requirements of the City's Zoning Code. In addition, there is space for grading equipment and construction workers to park on site during construction. As a result, a ***less-than-significant*** parking impact is anticipated.

Question E

The following discussion is based on the analysis included in the DEIR prepared for the approved Pocket Area McDonald's in addition to review of the currently proposed site plan by the City's Development Engineering Division.

The proposed project would result in the addition of pedestrians to the site. The streets serving the project site have sidewalks on both sides, and the project would provide walkway connectors to those sidewalks. There are currently signalized intersections near the project site with crosswalks. The proposed project is not anticipated to result in unsafe conditions for pedestrians, including unsafe bicycle / pedestrian or pedestrian / motor vehicle conflicts because vehicle trips and the use of driveways would not be significantly different from existing conditions. Although there could be an increase in the number of pedestrians in and around the project site, the project would not likely result in an undue hazard for pedestrians because the existing sidewalks would

remain in their current configuration. The proposed project would not create new conditions that vary from existing conditions for pedestrians. Therefore, pedestrian impacts are considered ***less-than- significant.***

Question F

The City of Sacramento General Plan transportation element promotes the use of alternative forms of transportation including the use of bikes and walking. There is currently a bus stop located adjacent to the project site and the project site is located on a major segment of the Pocket Community Bikeway Plan. In compliance with the City Zoning Ordinance, bike racks, or a similar feature, would be constructed on the project site. Considering that the project site is located adjacent to a bus stop and is located on a designated bike route, the project would not conflict with adopted policies, plans or programs supporting alternative forms of transportation, resulting in a ***less-than-significant*** impact.

Question G

The project would not result in waterborne or air traffic impacts because the project improvements would be contained within the project site and would be at ground-level. There are no railroad tracks or navigable waterways within, or adjacent to the project site, so impacts to rail or waterways would also be ***less-than-significant.***

Findings

The project, with implementation of mitigation measure T-1, would result in less-than-significant impacts to transportation or circulation.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
7. BIOLOGICAL RESOURCES *Would the proposal result in impacts to:*			
A) Endangered, threatened or rare species or their habitats (including, but not limited to plants, fish, insects, animals and birds)?			✓
B) Locally designated species (e.g., heritage or City street trees)?			✓
C) Wetland habitat (e.g., marsh, riparian and vernal pool)?			✓

Environmental Setting

The following discussion is based largely on pages 27 and 28 of the Biological Resources section in the Initial Study for the McDonald's EIR.

Site Description

The project site is comprised of approximately 1.4 acres of land, currently developed with a 4,410 square-foot commercial structure. A bank with a drive-thru previously existed on the corner of the project site was removed prior to February 2003, and this portion of the site is currently not developed. Several trees exist in the landscaped area of the former bank.

Vegetation

The project site is situated in an urban area and is mostly developed. There is a small area that is landscaped with non-native grasses and a few trees.

Trees

There are seven trees on the proposed project site, five Chinese elms and two Chinese pistaches. Trees on the project site do not qualify as Heritage Trees.

Jurisdictional Waters

The project site does not have any areas that support jurisdictional wetlands. No wetlands exist on the site.

Special Status Species

The proposed project site is completely urbanized and does not support habitat for any special status species.

Standards of Significance

For purposes of this environmental document, an impact would be significant if any of the following conditions or potential thereof, would result with implementation of the proposed project:

- Creation of a potential health hazard, or use, production or disposal of materials that would pose a hazard to plant or animal populations in the area affected;
- Substantial degradation of the quality of the environment, reduction of the habitat, reduction of population below self-sustaining levels of threatened or endangered species of plant or animal;
- Affect other species of special concern to agencies or natural resource organizations (such as regulatory waters and wetlands); or
- Violate the Heritage Tree Ordinance (City Code 12:64.040).

For the purposes of this document, "special-status" has been defined to include those species, which are:

- Listed as endangered or threatened under the federal Endangered Species act (or formally proposed for, or candidates for, listing);
- Listed as endangered or threatened under the California Endangered Species Act (or proposed for listing);
- Designated as endangered or rare, pursuant to California Fish and Game Code (Section 1901);
- Designated as fully protected, pursuant to California Fish and Game Code (Section 3511, 4700, or 5050);
- Designated as species of concern by U.S. Fish and Wildlife Service (USFWS), or as species of special concern to California Department of Fish and Game (CDFG);
- Plants or animals that meet the definitions of rare or endangered under the California Environmental Quality Act (CEQA);

Answers to Checklist Questions

Question A

The proposed project site consists of approximately 1.4 acres of developed land in an urbanized area of the City of Sacramento. Because the site is disturbed and developed and has low habitat value, there are no on-site habitats that would support candidate, sensitive, or special-status species. There are no areas that support wetlands or areas that could be used by wildlife for movement between habitats. (McDonald's DEIR, Initial Study, page 28)

Question B

The City protects "Heritage Trees." There are seven trees located on the project site, five Chinese elms and two Chinese pistaches. Two trees are proposed for removal to accommodate a required driveway. The City Arborist visited the project site and determined that, based upon the current structure and species of the existing trees, they may be removed or saved at the developer's discretion, and, therefore, there are no Heritage Trees on the site. However, the City Arborist provided tree requirements for landscape purposes to be incorporated into the conditions on the project. City street trees are not located on this site and therefore would not be affected by the proposed project. Therefore, it is anticipated that impacts to locally designated species will remain ***less-than-significant*** and no mitigation is required.

Question C

As mentioned above in the environmental setting, there are no potential waters of the U.S. on the project site, including wetlands within the project site. Therefore, the proposed project would result in a ***less-than-significant*** impact to wetland habitat.

Mitigation Measures

None required.

Findings

The proposed project would result in less-than-significant impacts to biological resources.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
8. ENERGY *Would the proposal result in impacts to*: A) Power or natural gas?			✓
B) Use non-renewable resources in a wasteful and inefficient manner?			✓
C) Substantial increase in demand of existing sources of energy or require the development of new sources of energy?			✓

Environmental Setting

Pacific Gas and Electric (PG&E) is the natural gas utility for the City of Sacramento. Not all areas are currently provided with gas service. PG&E gas transmission pipelines are concentrated north of the City of Sacramento. Distribution pipelines are located throughout the City, usually underground along City and County public utility easements (PUEs).

The Sacramento Municipal Utility District (SMUD) supplies electricity to the City of Sacramento. SMUD operates a variety of hydroelectric, photovoltaic, geothermal and co-generation powerplants. SMUD also purchases power from PG&E and the Western Area Power Administration. Major electrical transmission lines are located in the northeastern portion of the City of Sacramento.

Standards of Significance

Gas Service. A significant environmental impact would result if a project would require PG&E to secure a new gas source beyond their current supplies.

Electrical Services. A significant environmental impact would occur if a project resulted in the need for a new electrical source (e.g., hydroelectric and geothermal plants).

Answers to Checklist Questions

Questions A – C

The project would consume fossil fuels during construction. All construction equipment would be maintained and tuned at the interval recommended by the manufacturers to ensure efficient use of fuel. In addition, the project would consume energy during operation. The project site is

surrounded mostly by residential and commercial uses, which are currently served by existing energy providers. Furthermore, the proposed project would not alter the type of use planned for the site in the SGPU and the NSCP and, therefore, would result in less demand for energy. Consequently, the project's impact to energy sources is expected to be ***less-than-significant***.

Mitigation Measures

No mitigation measures are required.

Findings
The project would not result in impacts to energy resources.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
9. HAZARDS *Would the proposal involve:* A) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?			✓
B) Possible interference with an emergency evacuation plan?			✓
C) The creation of any health hazard or potential health hazard?			✓
D) Exposure of people to existing sources of potential health hazards?			✓
E) Increased fire hazard in areas with flammable brush, grass, or trees?			✓

Environmental Setting

The project site is comprised of approximately 1.4 acres of land, currently developed with a 4,410 square-foot commercial structure. A bank with a drive-thru previously existed on the corner of the project site was removed prior to February 2003, and this portion of the site is currently not developed. Several trees exist in the landscaping area of the former bank. The proposed project requires the demolition of the existing 4,410 square foot commercial structure to allow expansion of parking facilities for the project. The structure to be demolished may contain asbestos and lead-based paint.

Surrounding land uses include residential, commercial, and institutional facilities. John F. Kennedy High School is located approximately half a mile south of the project site, on Florin Road. The Elks Lodge, which holds events on a regular basis, is located north of the project site, on Riverside Boulevard. A church is located west of the project site, behind the existing strip mall. The church is not visible from the project site due to the existing structures associated with the strip mall. East of the project site, directly across from the existing shopping center, is another shopping center with a gas station. This is a small strip mall that also provides retail and commercial services consistent with the Shopping Center (SC) zone.

The discussion of hazards is incorporated by reference from pages 30 and 31 of the Initial Study prepared for the McDonald's EIR.

Standards of Significance

For the purposes of this document, an impact is considered significant if the proposed project would:

- expose people (e.g., residents, pedestrians, construction workers) to existing contaminated soil during construction activities;
- expose people (e.g., residents, pedestrians, construction workers) to asbestos-containing materials; or
- expose people (e.g., residents, pedestrians, construction workers) to existing contaminated groundwater during de-watering activities; or
- expose people (e.g., residents, pedestrians, construction workers) to increased fire hazards.

Answers to Checklist Questions

Questions A, C & D

Household-type maintenance products such as cleaning agents, disinfectants, and pesticides would not be used during project operation. The project would sell household maintenance products in addition to a variety of pharmacy products. The routine use, transport, and disposal of such materials would be extremely limited and would not be expected to present a health risk when handled according to manufacturers' instructions. Therefore, the proposed project would not create a significant hazard to the public or the environment through routine use or reasonably foreseeable upset and accident conditions.

The proposed project would require the demolition of a 4,410 square foot commercial structure. The structure may contain asbestos and lead-based paint materials. However, the project applicant would be required to comply with all applicable state and federal regulations regarding removal, containment and disposal of asbestos and lead-based paint. Removal of Asbestos Containing Materials in the structure shall be conducted by a licensed asbestos contractor, utilizing proper disposal practices stipulated by the *Asbestos/NESHAP regulated Asbestos Containing Materials Guidance* issued by EPA. Chips, dust, dirt, and rubble containing lead-based paint shall be collected in plastic trash bags for disposal. Larger lead-based-paint-containing building parts shall be stored in containers until ready for disposal. A covered mobile

dumpster shall be used to store lead-based paint debris until demolition is complete. Local solid waste authorities shall be contacted to determine where and how the lead-based paint debris shall be disposed.
The project does not involve activities that would generate hazardous emissions or require the handling of hazardous materials in sufficient quantities such that the activities would present a risk to adjacent land uses. There are no schools within ¼ mile of the project site. The closest school is John F. Kennedy Senior High School and it is located approximately ½ mile from the project site and would not be affected by hazardous materials used on the project site.

The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, development of the site is not anticipated to expose future residences to contaminated soil. Exposure to potential asbestos and lead-based paint materials resulting from the demolition of the commercial structure would be prevented by complying with state and federal regulations as stated above. For these reasons, hazards impacts are anticipated to be ***less-than-significant.***

Question B

The proposed site plan has been reviewed for adequacy by the Fire District. Recommendations by the District were incorporated into the site design. Therefore, because the proposed project would comply with recommendations made by the Fire District, the proposed project would result in a ***less-than-significant*** impact associated with interference with an emergency evacuation plan.

Questions E

The project site is developed with a 4,410 square foot commercial structure and paved areas. A small portion of the site is vacant as a result of demolition of a bank in 2003. That portion of the site has been landscaped and maintained. The project site as it currently exists does not pose a fire hazard. Development of the project site would not increase the potential for increased fire hazard. Therefore, impacts associated with fire hazards are considered to be ***less-than-significant.***

Mitigation Measures

No mitigation is required.

Findings

The proposed project would result in less-than-significant impacts regarding hazards.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
10. NOISE *Would the proposal result in:* A) Increases in existing noise levels? Short-term Long Term			 ✓ ✓
B) Exposure of people to severe noise levels? Short-term Long Term			 ✓ ✓

Environmental Setting

The project site is comprised of approximately 1.4 acres of land, currently developed with a 4,410 square-foot commercial structure. A bank with a drive-thru previously existed on the corner of the project site was removed prior to February 2003, and this portion of the site is currently not developed. Several trees exist in the landscaping area of the former bank. The proposed project requires the demolition of the existing 4,410 square foot commercial structure to allow expansion of parking facilities for the project. The project site is relatively flat and surrounded by development.

Surrounding land uses include residential, commercial, and institutional facilities. John F. Kennedy High School is located approximately half a mile south of the project site, on Florin Road. The Elks Lodge, which holds events on a regular basis, is located north of the project site, on Riverside Boulevard. A church is located west of the project site, behind the existing strip mall. The church is not visible from the project site due to the existing structures associated with the strip mall. East of the project site, directly across from the existing shopping center, is another shopping center with a gas station. This is a small strip mall that also provides retail and commercial services consistent with the Shopping Center (SC) zone.

The following noise discussion is incorporated by reference from pages 32 through 34 of the Initial Study prepared for the McDonald's EIR. The noise impact analysis for the Initial Study was based on the results on the DKS Associates traffic analysis prepared for the EIR. The proposed project would result in less traffic than what was analyzed and adopted in the McDonald's EIR, as identified in Table T-1 on page 30 of the traffic section for this project. However, the proposed project is a commercial use with a drive through element and therefore, has similar circulation

characteristics to the adopted McDonald's project. Therefore, the results of the McDonald's noise analysis are applicable to the proposed project.

Standards of Significance

Noise and vibration impacts resulting from the implementation of the proposed project would be considered significant if they cause any of the following results:

- Exterior noise levels at the proposed project, which are above the upper value of the normally acceptable category for various land uses (SGPU DEIR AA-27) caused by noise level increases due to the project. The maximum normally acceptable exterior community noise exposure for residential backyards it is 60 dB Ldn, and for residential interior it is 45 dB Ldn;

- Residential interior noise levels of 45 Ldn or greater caused by noise level increases due to the project; and

- Construction noise levels not in compliance with the City of Sacramento Noise Ordinance.

Construction-generated sound is exempt from limits if construction activities take place between the hours of 7:00 a.m. and 6:00 p.m. Monday-Saturday and between 9:00 a.m. and 6:00 p.m. on Sundays as specified in Section 8.68.080 of the City of Sacramento Noise Ordinance.

Answers to Checklist Questions

Questions A and B

Operational Noise

Section 8.68.060 of the Sacramento City Code (Noise Control) states that it is unlawful for any person at any location within the City to create any noise which causes the noise levels on the affected residential property to exceed the noise standards shown in Table N-1.

As the footnote in Table N-1 indicates, the noise level standards may be increased if the existing ambient noise levels already exceed the Table N-1 standards. The existing traffic noise level in the area is 66 dB Ldn for Riverside Boulevard between 43rd Avenue and Pocket Road and 66 dB Ldn for Florin Road between Riverside Boulevard and Greenhaven Drive (SGPU DEIR, AA-22 and AA-23). Therefore, it is appropriate to increase the standard by 5 dB to account for the fact that existing traffic noise levels in the project vicinity are elevated above normally acceptable levels for residential land uses.

According to the traffic study prepared by DKS Associates on April 20, 2001 for the McDonald's EIR, 259 vehicle trips would occur during the Saturday midday peak hour. This hourly traffic volume is predicted to generate an hourly average incremental noise level of approximately 35 dB Leq at a distance of 300 feet from the vehicle passage area on the project site. The nearest residences to the vehicle passage area are located approximately 300 feet away. Therefore, the predicted worst-case hourly on-site traffic noise level at those locations is 35 dB Leq. As stated above, the proposed Florin Walgreen's is expected to have very similar or less intense traffic

characteristics and, therefore, the noise analysis from the McDonald's Initial Study is applicable to the proposed project.

To quantify the noise levels from the drive-through pharmacy window at the proposed Florin Walgreen's, the noise analysis prepared by Bollard & Brennan for the McDonald's drive-through was used. The Walgreen's drive-thru is located in approximately the same location as the McDonald's drive-thru on the south side of the project site. However, the Walgreen's speaker system is located in the island directly adjacent to the south side of the building. According to the applicant, the use of the drive-through window would average four to five vehicles per hour. The drive-through window would operate between the hours of 7 a.m. and 10 p.m. The adjacent land use to the drive-through is shopping center.

Bollard & Brennan, Inc. used noise level data collected at various fast-food drive-thru locations in the Sacramento area in recent years to quantify the noise levels from drive-through vehicle trips and speaker usage. This data indicates that the maximum noise levels measures from drive-through speakers and vehicles parked at the speaker location were 65 dB at 25 feet and 70 dB at 5 feet, respectively. Median levels were measured to be approximately 10 dB lower than maximum noise levels.

As stated previously, the nearest residences are located approximately 300 feet or more from the proposed drive-through lane. A sound attenuation rate of 6 dB per doubling of distance was used to project drive-through speaker sound levels from the 20-foot reference distance to the nearest residences. The predicted worst-case maximum and median noise levels at those locations are 25 and 43 dB, for the L50 and Lmax, respectively. Given that the proposed Walgreen's project generates significantly less traffic that the adopted McDonald's project (see Table T-1 on page 30), it is expected that the actual L50 and Lmax would be less for the Walgreen's project. In addition, the operation of the drive-through window for the Walgreen's would be limited to the hours of 7 a.m. to 10 p.m.

The City's noise threshold for residential uses is 45 dB Ldn for interior noise and 60 dB Ldn for exterior noise. The proposed project was evaluated to determine if it impacted adjacent residential uses approximately 300 feet away. The noise study showed that the projected noise level from operation of the Walgreen's is well below City noise standards residential uses and also well below existing ambient noise levels. Noise levels anticipated for the drive-through are also well below City noise standards for residential uses and existing ambient noise levels, even during proposed nighttime hours when the drive-through window would be in use. Therefore, this impact is considered ***less-than significant.***

TABLE 1

SACRAMENTO CITY NOISE ORDINANCE STANDARDS APPLICABLE AT EXTERIOR SPACES OF RESIDENTIAL USES

Cumulative Duration of Intrusive Sound	Noise Metric	Daytime - General[1]	Daytime - with Speech Penalty[2]
Cumulative period of 30 minutes per hour	L_{50}	55	50
Cumulative period of 15 minutes per hour	L_{25}	60	55
Cumulative period of 5 minutes per hour	L_{08}	65	60
Cumulative period of 1 minute per hour	L_{02}	70	65
Level not to be exceeded for any time during hour	L_{max}	75	70

Source: Bollard & Brennan
Note:
1. Daytime is defined as 7 a.m. to 10 p.m.
2. Each of the noise limits specified above shall be reduced by 5 dBA for impulsive or simple tone noises or for noises consisting of speech or music.
3. If the existing ambient noise levels exceed that permitted in the first four noise-limit categories, the allowable limit shall be increased in 5 dB increments to encompass the ambient.

Construction Noise

The proposed project may temporarily increase noise in the area due to construction activities. Construction activities would generate maximum noise levels ranging from 85 to 90 dB at a distance of 50 feet. However, the City of Sacramento Noise Ordinance exempts construction-related noise taking place between the hours of 7:00 a.m. and 6:00 p.m., on Monday through Saturday, and between 9:00 a.m. and 6:00 p.m. on Sunday. The project does not propose construction other than these times. Therefore, because increases in ambient noise levels resulting from construction activities would be temporary, and would be required to comply with the City's Noise Ordinance, the impact would not be considered significant.

Mitigation Measures

No mitigation measures are required.

Findings

The proposed project would result in less-than-significant noise impacts.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
11. PUBLIC SERVICES *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:* A) Fire protection?			✓
B) Police protection?			✓
C) Schools?			✓
D) Maintenance of public facilities, including roads?			✓
E) Other governmental services?			✓

Environmental Setting

The nearest fire stations to the proposed project site are Fire Station 11 at 785 Florin Road near Havenside Drive, Fire Station 12 at 4500 24th Street, and Fire Station 13 at 1100 43rd Avenue.

The area is served by the Sacramento City Police Department. The Joseph E. Rooney Police Facility serves the South Area of Sacramento and is located at 5303 Franklin Boulevard approximately 4 miles north of the project site.

The proposed project site is within the Elk Grove Unified School District.

Standards of Significance

For the purposes of this report, an impact would be considered significant if the project resulted in the need for new or altered services related to fire protection, police protection, school facilities, roadway maintenance, or other governmental services; the construction of which could cause significant environmental effects.

Answers to Checklist Questions

Questions A – E

The City's General Fund and other special collections such as Measure G, state school funds and developer fees provide the financial support to achieve basic safety, school, library and park

services. Police/fire personnel, schools, libraries, and parks provide a wide range of services that are affected by population increases.

Fire Protection

Implementation of the project would result in an increase in the demand for fire protection and emergency services. However, the proposed project is required to incorporate design features identified in the Uniform Building Code and the Uniform Fire Code. The incorporation of fire safety measures required by the Uniform Building Code and the Uniform Fire Code, as well as City permitting requirements, are expected to reduce any physical fire safety impacts associated with the project to a level of insignificance.

The project is consistent with the General Plan and Community Plan land use designation for the site, as well as the Zoning. In addition, the proposed project density is less than the maximum density designated for the site in the SGPU and Community Plan. Consequently, the proposed project would create demand for fire protection services that is consistent with the demand anticipated in the SGPU and the Community Plan.

Police

The City of Sacramento Police Department provides police protection services within the City of Sacramento. The Department takes an active role in crime prevention through the Crime Prevention through Environmental Design Program. This program requires new development, including the proposed project, to coordinate with the Community Resources Division of the Police Department to facilitate public safety through appropriate design of new residential developments. The incorporation of City permitting requirements and Crime Prevention through Environmental Design Program are expected to reduce any physical public safety impacts associated with the project to a level of insignificance.

The project is consistent with the General Plan and Community Plan land use designation for the site, as well as the Zoning. In addition, the proposed project density is less than the maximum density designated for the site in the SGPU and Community Plan. Consequently, the proposed project would create demand for police protection services that is consistent with the demand anticipated in the SGPU Community Plan.

Conclusion

The project is consistent with the General Plan and Community Plan land use designation for the site, as well as the Zoning. In addition, the proposed project density is less than the maximum density designated for the site in the SGPU and Community Plan. Consequently, the proposed project would create demand for public services that is consistent with the demand anticipated in the SGPU and Community Plan. Furthermore, the proposed project would be required to meet UBC and Fire Safety Code Regulations, and would also be required to incorporate the safety measures included in City permitting requirements. In addition, both the Fire Department and Police Department are included in review of the design of new development projects. Therefore, the proposed project would result in a ***less-than-significant*** impact to public services.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would result in less-than-significant impacts to public services.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
12. UTILITIES *Would the proposal result in the need for new systems or supplies, or substantial alterations to the following utilities:* A) Communication systems?			✓
B) Local or regional water supplies?			✓
C) Local or regional water treatment or distribution facilities?			✓
D) Sewer or septic tanks?			✓
E) Storm water drainage?			✓
F) Solid waste disposal?			✓

Environmental Setting

Communications Systems. The project site does not contain radio, radar, or microwave transmission facilities.

Water. The City of Sacramento is identified as the water supplier for the proposed project. The project is within the City's Water Service Area. The City of Sacramento obtains water from three sources: the American River, the Sacramento River, and groundwater wells. Treated water is currently produced at two water treatment plants: the Fairbairn Water Treatment Plan (WTP) on the American River, and the Sacramento WTP on the Sacramento River.

- Surface Water Rights: According to the City's Urban Water Management Plan (UWMP) (p. 3-1), the City holds an annual surface water entitlement of 81,000 acre-feet from the Sacramento River, and, ultimately, 245,000 acre-feet from the American River. The total annual diversion allowed by the City's four American River permits is 245,000 acre-feet at buildout of these entitlements in the year 2030. Therefore, the maximum total combined

water supply from both the Sacramento and American River by the year 2030 is 326,800 acre-feet, as shown in Table U-1, below.

Table U-1
Future City of Sacramento Surface WaterRights

Year	Authorized Surface Water Use (acre-feet/year)
2010	227,500
2016	257,500
2020	278,000
2030	326,800

Source: UWMP 2000 (p. 3-1)

- Groundwater Sources: According to the UWMP (p. 3-2), about 15 percent (24,000 af/y) of the City's water demand is currently met through groundwater wells The estimated safe yield of the groundwater basin underlying the American River POU is between 55,000 and 80,000 acre-feet, which is two to three times the City's recent historical usage.

  The groundwater is generally of good quality. The City focuses on surface water and minimizes reliance on groundwater to avoid water quality problems and reduce the City's contribution to possible groundwater overdraft conditions.

Water. There is a12-inch water main within Riverside Boulevard; and a 6-inch and 24-inch water main within Florin Road. However, no connection is allowed to the 24-inch main. Only one domestic water service is allowed per parcel.

Stormwater Drainage. The proposed project is located in an area of the City with separated storm drainage and sewer effluent collection. The project site is within Drainage Shed 110, which flows to Sump 110. There is an18-inch main in Riverside Boulevard and a 21-inch main in Florin Road. The proposed project would be required to connect to the SRCSD drainage system. Drainage lines would be located on-site and connect to the City's stormwater system.

Sewage. Sewer service around the project site consists of an 8-inch sanitary sewer main within Riverside Boulevard and a 10-inch sanitary sewer main within Florin Road. The project site is within the area of the City that has separated sewer and storm drainage. Sewer service would be provided by the Sacramento County Regional Sanitation District (SRCSD) and the City of Sacramento, Utilities Department. The SRCSD is responsible for the operation of all regional interceptors and wastewater treatment plants, while the City operates and maintains the system that transports the waste. The Treatment Plant operated by SRCSD is located in Freeport and has an estimated capacity of 150 mgd dry weather flow and 300 mgd during wet weather conditions.

Solid Waste. Solid waste that is collected by the City of Sacramento, Solid Waste Division is sent to the Sacramento Recycling and Transfer Station where recyclable material is removed and the remaining solid waste is sent to the Class 1 landfill at Lockwood, Nevada. Lockwood currently accepts an average of 7.700 tons of solid waste per day, 800 tons of which come from the City of Sacramento. The Lockwood Landfill does not have maximum daily disposal limits, and it has a remaining capacity of 32.5 million tons. According to Tyler Stratton, Program Analyst for the City's

Solid Waste Division, the Lockwood landfill has capacity for the next 250 to 300 years.

Solid waste collected by private haulers in the City of Sacramento is typically disposed of at Kiefer Landfill operated by the County of Sacramento Public Works Department, or it is sent to Lockwood, Nevada. The permitted capacity for Kiefer Landfill is 10,815 tons/day. According to Doug Kobold, Solid Waste Planner for Sacramento Region Solid Waste Authority, Kiefer Landfill has capacity until 2064 at the current throughput. Consequently, these two landfills are not capacity constrained.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in a detriment to microwave, radar, or radio transmissions;
- Create an increase in water demand of more than 10 million gallons per day;
- Substantially degrade water quality;
- Require or result in the construction of new landfills or the expansion of existing facilities to accommodate the project's solid waste disposal needs; or
- Generate storm water that would exceed the capacity of the storm water system.
- Result in a determination by the wastewater collection and treatment provider that it does not have adequate capacity to serve the project's projected demand in addition to existing commitments.

Answers to Checklist Questions

Question A

The proposed project would not exceed the height restriction specified in the Zoning Ordinance for structures within the Shopping Center Review (SC-R) zone, and there are no communication facilities on, or near, the project site. Therefore, the proposed project would not interfere with microwave, radar, or radio transmissions, and the proposed project would result in a ***less-than-significant*** impact.

Questions B and C

Water Supply

Water demand for the project site is based on the proposed land use designation for the site. Commercial projects are assumed to use 2.78 acre-feet water/gross acre per year. The project is 2.20 gross acres. Therefore, the proposed project is expected to use 6.1 acre-feet of water per year. Converting from acre-feet/year (AF/year) to gallons/day (gal/day), the proposed project is expected to use 5,445 gal/day (1 AF/year = 892.7 gal/day) (Jim Peifer, Utilities Dept., pers. Comm. 12/5/06). Therefore the project is well-below the threshold of 10 million gallons per day.

Water Distribution

The proposed project would be required to connect to the City's water distribution systems. The water mains to be constructed to serve this site would connect to the existing 6-inch main Florin

Road or the 12-inch main in Riverside Boulevard. Both of the mains on Florin Road and Riverside Boulevard have capacity for the proposed project (Inthira Southiyanon, pers. Comm.. 11/17/06). All connections to the City's utility system are required to be designed and installed to the satisfaction of the City's Department of Utilities. To comply with the City of Sacramento's Cross Connection Control Policy, water lines located within the streets would be public facilities.

The City has sufficient supply to serve the project. Water rights assume treated water. Treated water is currently produced at two water treatment plants: the Fairbairn Water Treatment Plan (WTP) on the American River, and the Sacramento WTP on the Sacramento River. Therefore, the project impacts to the City's water supply, treatment, and distribution are anticipated to be ***less-than-significant.***

Conclusion

The City has sufficient supply to serve the project. Water rights assume treated water. In addition, the project is required to comply with the City's ordinances and conditions of approval for connection to the existing water facilities. Therefore, the project impacts to the City's water supply, treatment, and distribution are anticipated to be ***less-than-significant.***

Question D

Sewer service around the project site consists of an 8-inch sanitary sewer main within Riverside Boulevard and a 10-inch sanitary sewer main within Florin Road. The project site is within the area of the City that has separated sewer and storm drainage. Sewer service would be provided by the Sacramento County Regional Sanitation District (SRCSD). The Treatment Plant operated by SRCSD is located in Freeport and has an estimated capacity of 150 mgd dry weather flow and 300 mgd during wet weather conditions. The City of Sacramento, Department of Utilities regulates and maintains the infrastructure to carry the sewage to the treatment plant.

The project would be granted a permit to connect to the existing sewer system once it has been determined that capacity is available and that the project site has met all other requirements for service. With the development requirements established by the Department of Utilities, the proposed project is anticipated to have a ***less-than-significant*** impact on sewer services.

Question E

The proposed project is located in an area of the City with separated storm drainage and sewer effluent collection. The project site is within Drainage Shed 110, which flows to Sump 110. There is an18-inch main in Riverside Boulevard and a 21-inch main in Florin Road. The proposed project would be required to connect to the City's drainage system. Drainage lines would be located on-site and connect to the City's stormwater system.

All drainage improvements would be required to be developed to the satisfaction of the Department of Utilities. Because the Department of Utilities would ensure that the project's drainage system is appropriately sized and is connected to the City's drainage system, the project impacts on the City's drainage facilities are anticipated to be ***less-than-significant.***

Question F

The proposed project is consistent with the current zoning designation of Shopping Center and therefore, the solid waste stream associated with the proposed project is consistent with what was assumed for the site. The California Integrated Waste Management Board website (www.ciwmb.ca.gov/Profiles/County/CoProfile1.asp) indicates that the Commercial Daily Disposal Rate in Sacramento County is 2.5 pounds per 100 square feet/day. Therefore, the proposed project would result in approximately 357 pounds of waste disposal per day (14,280 sqft/100 sqft/day x 2.5 lbs/100 sqft/day), which would equal approximately 65 tons per year.

In addition, as indicated above, the two primary landfills, which receive the majority of solid waste generated by the City of Sacramento, are not anticipated to be capacity constrained. Kiefer Landfill has capacity until 2064 at the current throughput, and the Lockwood landfill has capacity for the next 250 to 300 years. Consequently, the 65 tons per year of solid waste generated by the project would not adversely affect capacity at these landfills.

The proposed project would not require or result in the construction of new landfills or the expansion of existing facilities to accommodate the project's solid waste disposal needs. For thus reason, it is anticipated that development of the proposed project would result in ***less-than-significant*** solid waste impacts.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would result in less-than-significant impacts to utility systems.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
13. AESTHETICS, LIGHT AND GLARE *Would the proposal:* A) Affect a scenic vista or adopted view corridor?			✓
B) Have a demonstrable negative aesthetic effect?			✓
C) Create light or glare?			✓

D)	Create shadows on adjacent property?			✓

Environmental Setting

The proposed project site is located in a developed area with existing roadways and commercial, retail and residential uses. The project site is mostly developed with commercial uses. The project site is not in an adopted view corridor or a scenic vista.

Standards of Significance

Visual impacts would include obstruction of a significant view or viewshed or the introduction of a façade which lacks visual interest and compatibility which would be visible from a public gathering or viewing area.

Glare. Glare is considered to be significant if it would be cast in such a way as to cause public hazard or annoyance for a sustained period of time.

Light. Light is considered significant if it would be cast onto oncoming traffic or residential uses.

Answers to Checklist Questions

Questions A, B, and D

The proposed project site is already developed with commercial uses and the area is urbanized with commercial, retail and residential uses. Existing development in the area is typical of a strip mall shopping center. There are some residences located approximately 300 feet northeast and northwest of the project site. There is no open space around the project site. The project site is not located within an identified scenic corridor or viewshed; consequently impacts to an identified scenic corridor or viewshed would not occur.

The proposed project would be consistent with the existing development in the area. The project would not create a negative aesthetic affect, affect a scenic vista or shadow adjacent properties. Therefore, the proposed project is anticipated to have a ***less-than-significant*** impact related to aesthetics.

Questions C

The proposed project includes construction of a 14,280 square foot pharmacy that is single story. The project is consistent with the commercial strip mall uses surrounding it. The project would be required to comply with city requirements to shield lighting such that it does not cause light or glare impacts onto sensitive uses such as residences. The closest single family residences are 300 feet away. In addition, the project would not be a source of substantial light or glare due to the limited height (single story) and the limited amount of reflective surface area (i.e. glass and metal surfaces), and the project would not be anticipated to result in substantial adverse affects

associated with glare.

The proposed project would require improvements to the City rights-of-way. These improvements include the installation of street lighting, as required by the Department of Transportation as a condition of approval. The street lighting, in addition to lighting on the residences, would be installed and shielded consistent with City standards. With the design and orientation of lighting in compliance with the City standards, impacts associated with light and glare are anticipated to be ***less-than-significant***.

Mitigation Measures

No mitigation is required.

Findings

The project is determined to have a less-than-significant impact to visual resources.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
14. CULTURAL RESOURCES *Would the proposal:* A) Disturb paleontological resources?		✓	
B) Disturb archaeological resources?		✓	
C) Affect historical resources?			✓
D) Have the potential to cause a physical change, which would affect unique ethnic cultural values?			✓
E) Restrict existing religious or sacred uses within the potential impact area?			✓

Environmental Setting

The proposed project is not in a Primary Impact Area as defined by the Sacramento General Plan Update Draft Environmental Impact Report (SGPU) (DEIR, V-5). The SGPU defines a Primary Impact Area as an area that is most sensitive to urban development due to the potential presence of cultural resources. The project site is flat and developed with commercial uses and some trees located on the site.

Standards of Significance

Cultural resource impacts may be considered significant if the proposed project would result in one or more of the following:

1. Cause a substantial change in the significance of a historical or archaeological resource as defined in CEQA Guidelines Section 15064.5 or

2. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Answers to Checklist Questions

Questions A - D

The proposed project site is not located in a Primary Impact Area for archaeological or historical resources according to the SGPU DEIR, V-5. In addition, the proposed project site is previously disturbed. Therefore, it is not anticipated that the proposed project will not directly or indirectly destroy unique archaeological resources or unique geologic features, as no such features exist on the site. The project is not likely to disturb human remains, including those interned outside of formal cemeteries.

While there are no known archaeological resources on the site, construction activity could result in the discovery of unknown resources, and this could be *potentially significant.* To reduce potential impacts to unknown subsurface archaeological or historical remains, the City has committed to limit potential impacts by incorporating mitigation measures CR-1a, CR-1b and CR-2, which would reduce the impact to a ***less-than-significant*** level.

Mitigation Measures

CR-1a In the event that any prehistoric subsurface archeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during construction-related earth-moving activities, all work within 50 meters of the resources shall be halted, and the City shall consult with a qualified archeologist to assess the significance of the find. Archeological test excavations shall be conducted by a qualified archeologist to aid in determining the nature and integrity of the find. If the find is determined to be significant by the qualified archeologist, representatives of the City and the qualified archeologist shall coordinate to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation. In addition, a report shall be prepared by the qualified archeologist according to current professional standards.

CR-1b If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives.

If Native American archeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archeologists, who are

certified by the Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and Native American representatives, who are approved by the local Native American community as scholars of the cultural traditions.

In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements.

CR-2 If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find, and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have taken place.

Question E

There are no known existing religious or sacred uses on the project site. Therefore, it is not anticipated that religious or sacred uses will be impacted by the proposed project, and a ***less-than-significant*** impact would occur.

Findings

The project is anticipated to have less-than-significant impacts on cultural resources with the incorporation of the above mitigation measures.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
15. RECREATION *Would the proposal:*			

A)	Increase the demand for neighborhood or regional parks or other recreational facilities?			✓
B)	Affect existing recreational opportunities?			✓

Environmental Setting

There are no existing recreational amenities within the project site. Surrounding uses consist of residential and commercial uses. Parks in the project area include the Didion/Lewis Park and Recreation Center located at 6570 Riviera Way, Seymour Park located at 845 Florin Road, Dutra Park located at 6925 Steamboat Way and Garcia Bend Park located at 7654 Pocket Road.

Standards of Significance

Recreation impacts would be considered significant if the project created a new demand for additional recreational facilities or affected existing recreational opportunities.

Answers to Checklist Questions

Questions A and B

The proposed project is consistent with the SGPU and North Pocket Specific Plan land use designation for the site. Because the project is not a residential project, the applicant is not required to pay park fees or participate in a park maintenance district. Therefore, recreational impacts are anticipated to be ***less-than-significant***.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would result in less-than-significant impacts to recreational resources.

MANDATORY FINDINGS OF SIGNIFICANCE

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
16. MANDATORY FINDINGS OF SIGNIFICANCE A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? Disturb paleontological resources?		✓	
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals?			✓
C. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			✓
D. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓

Question A

As discussed in the preceding sections, the proposed project, with the implementation of the mitigation measures, would not have the potential to degrade the quality of the environment, including effects on cultural resources and traffic. However, as stated in Section 14, the proposed project may affect unknown Cultural Resources within the project site. Mitigation measures concerning how to handle cultural resources were included in case known cultural resources are identified on the site, or previously unidentified resources are uncovered during construction activities. Likewise, as stated in Section 6, the proposed project may affect traffic hazards (sight distance) and mitigation has been included to improve sight distance for the existing shopping center driveway on Riverside Boulevard. Mitigation has been proposed in order to reduce these impacts to ***less-than-significant*** levels.

Question B

As discussed throughout this Initial Study, the proposed project consists of the construction and operation of a 14,820 square foot Walgreen's store with a drive-thru window. The project is assumed to comply with federal, State, and local laws and regulations and would not include any activities or include any uses that would achieve short-term goals to the disadvantage of long-term environmental goals; therefore, impacts are considered ***less-than-significant.***

Question C

When impacts are considered along with, or in combination with other impacts, the project-related impacts are less-than-significant with appropriate mitigation. The project is consistent with the General Plan and Community Plan land use designation for the site, as well as the Zoning. In addition, the proposed project density is less than the maximum density designated for the site in the SGPU and Community Plan. The project would also not add to cumulative effects analyzed. Furthermore, project-specific impacts would be mitigated to a less-than-significant level. Therefore cumulative effects are considered a ***less-than-significant*** impact.

Question D

The project does not have environmental effects that could cause substantial adverse effects on human beings, either directly or indirectly. The site is not known to contain any hazards. However, construction activities could reveal previously unknown hazards. The proposed project is required to comply with all applicable laws concerning hazardous materials. Therefore, the project would result in a ***less-than-significant*** impact.

SECTION IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below potentially would be affected by this project.

___	Land Use and Planning	___	Hazards
___	Population and Housing	___	Noise
___	Geological Problems	___	Public Services
___	Water	___	Utilities and Service Systems
___	Air Quality	___	Aesthetics, Light & Glare
✓	Transportation/Circulation	✓	Cultural Resources
___	Biological Resources	___	Recreation
___	Energy and Mineral Resources	✓	Mandatory Findings of Significance
___	None Identified		

SECTION V. DETERMINATION

On the basis of the initial evaluation:

I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

X I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because the project-specific mitigation measures described in Section III have been added to the project. A NEGATIVE DECLARATION will be prepared.

I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

_____ _____

Signature Date

Grace Hovey

Printed Name

Figure A

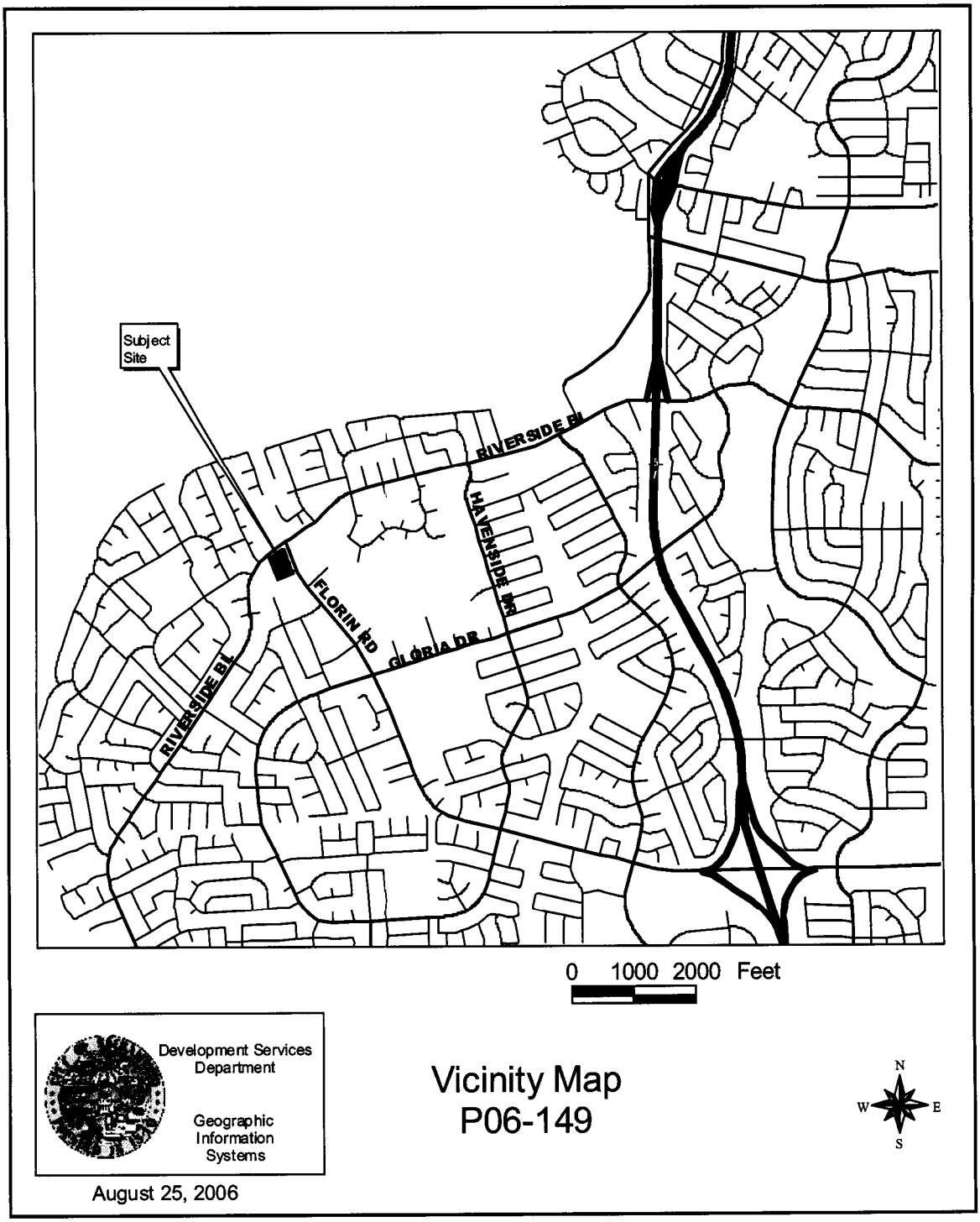
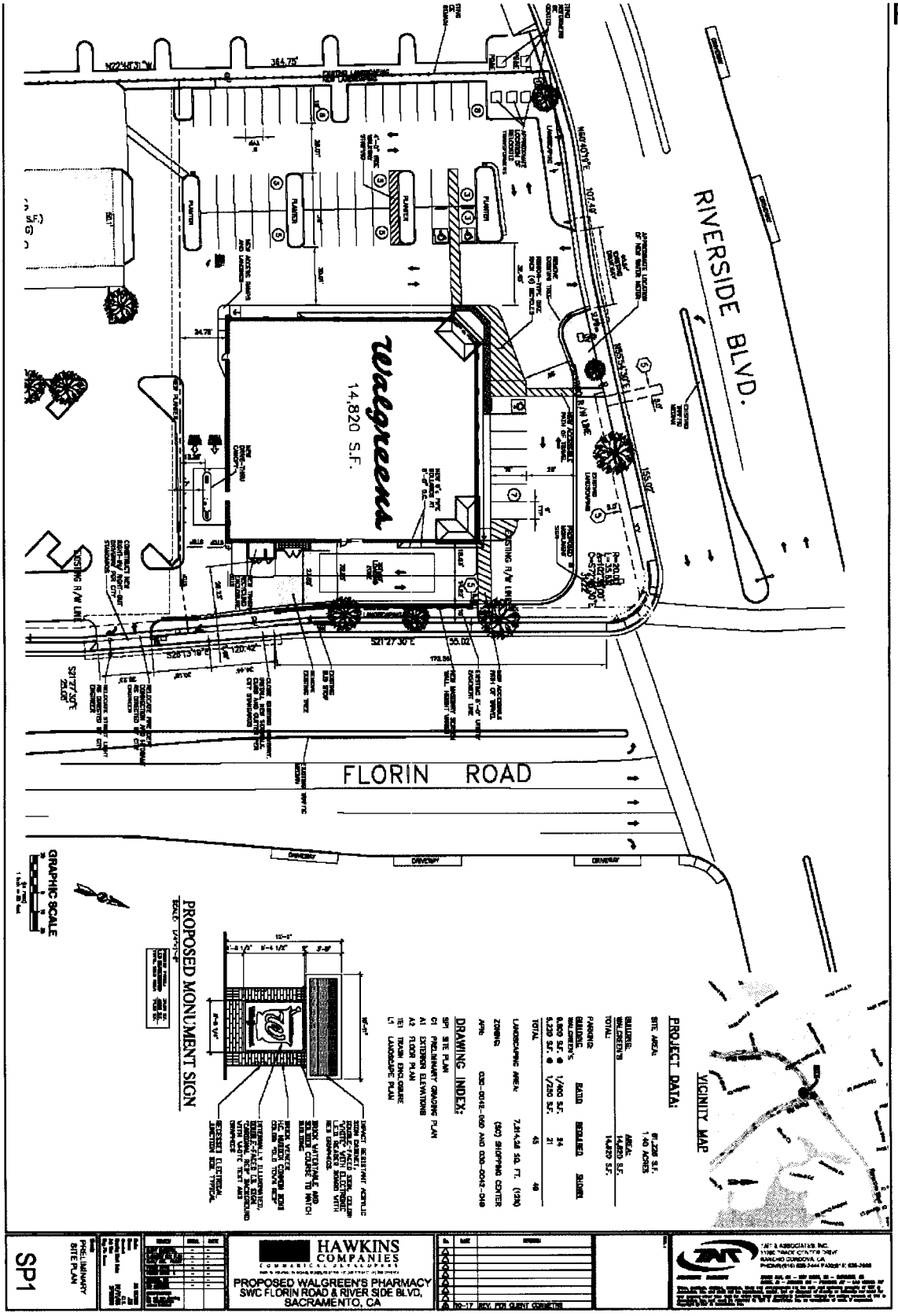

Subject Site
RIVERSIDE BL
HAVENSIDE DR
FLORIN RD
GLORIA DR
RIVERSIDE BL
0 1000 2000 Feet
Development Services Department
Geographic Information Systems
August 25, 2006
Vicinity Map
P06-149
N
W
E
S

Figure B


RIVERSIDE BLVD.
FLORIN ROAD
Walgreens
14,820 S.F.
EXISTING R/W LINE
PROPOSED MONUMENT SIGN
GRAPHIC SCALE
VICINITY MAP
PROJECT DATA:
DRAWING INDEX:
SP1 SITE PLAN
C1 PRELIMINARY GRADING PLAN
A1 EXTERIOR ELEVATIONS
A2 FLOOR PLAN
TE1 TRASH ENCLOSURE
L1 LANDSCAPE PLAN
SP1
PRELIMINARY SITE PLAN
HAWKINS COMPANIES
PROPOSED WALGREEN'S PHARMACY
SWC FLORIN ROAD & RIVER SIDE BLVD.
SACRAMENTO, CA