

SENIOR GLEANERS, INC. P98-085

- REQUEST:
- A. Negative Declaration;
 - B. Mitigation Monitoring Plan;
 - C. General Plan Amendment from Parks, Recreation & Open Space to Heavy Commercial or Warehouse;
 - D. North Sacramento Community Plan Amendment from Parks, Parkways, Open Space to Industrial;
 - E. Rezone from Single family Residential (R-1) to Light Industrial-Development Plan Review (M-1-R).

LOCATION: 3185 Longview Dr.
APN: 240-0330-004
North Sacramento (San Juan Unified School District)
Council District 2

APPLICANT:	Jeffrey J. Voss 8798 Frosses Ct. Sacramento, CA 95828
APPLIC. FILED:	August 6, 1998
STAFF CONTACT:	Don Lockhart, (916) 264-7584

SUMMARY: The applicant is requesting City Council approval of the necessary General Plan and North Sacramento Community Plan Amendments, and Rezoning in conjunction with the conveyance of 11 + partially developed acres (a portion of Del Paso Regional Park) from the City of Sacramento to Senior Gleaners, Inc. (SGI). There is no physical alteration or development of the site proposed with this application. Future development and/or intensification of use on-site will be subject to further CEQA review, pursuant to the "R" Development Plan Review process.

RECOMMENDATION: Staff recommends approval of the project. This recommendation is based on project consistency with the General Plan, the North Sacramento Community Plan, and the Zoning Ordinance regarding the warehouse/light industrial distribution and incidental office use on industrially zoned land. Furthermore,

the proposed use is compatible with the existing industrial land uses that are in the project vicinity.

PROJECT INFORMATION:

General Plan Designation:

Existing:	Parks, Recreation & Open Space
Proposed:	Heavy Commercial or Warehouse

North Sacramento Community Plan Designation:

Existing:	Parks - Parkways - Open Space
Proposed:	Industrial.

Zoning:

Existing:	Single Family Residential (R-1)
Proposed:	Light Industrial - Development Plan Review (M-1S-R)

Existing Land Use of Site:	Vacant (7 + acres); SGI warehouse, office, parking (4 + acres)
----------------------------	---

Surrounding Land Use and Zoning:

North: I-80, commercial mini-storage, McClellan AFB (county) (LI)
 South: Del Paso Regional Park (Sacramento Horsemen's Association) (R-1)
 East: commercial mini-storage (county - LI)
 West: I-80, McClellan AFB (county) (I)

Setbacks:	Required:
Front: (south)	None
Sides:	
East:	None
West:	None
Rear (north):	None
Property Dimensions:	irregular
Property Area:	505,280 ± sq.ft. (11.6 ± gross acres)
Topography:	gradual slope, flat
Street Improvements:	In place, and to be improved with future development.
Utilities:	In place, and to be improved with future development.

OTHER APPROVALS REQUIRED: No physical development is proposed with this entitlement application. Any future development would also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
"R" Development Plan Review	Planning Commission
Grading Permit	Development Services Division
Building Permit	Development Services Division
Certificate of Occupancy	Development Services Division
Sign Permit	Development Services Division
NPDES General Permit for Stormwater Discharges Associated w/Industrial Activity	State Water Resources Control Board (SWRCB)
Permit to Operate (equipment specific)	Sacramento Metropolitan Air Quality Management District (SMAQMD)

BACKGROUND INFORMATION: The subject site is located within the North Sacramento Community Plan area, located north of Longview Dr. @ 3185 Longview Dr. in the City of Sacramento (see Attachment A , vicinity map, Exhibit C-2 site plan, and C-3 aerial photo of site). Approximately 4 acres of the 11.6+ acre site has been developed with warehouse (24,000 square feet), office (4,920 square feet) and surface parking (143 spaces) for 17 years. The Seniors Gleaners, Inc. (SGI) initiated the use on-site by entering into a lease agreement with the City for the site in 1982. The lease runs through 2014. No development is proposed with this application. SGI has indicated that their interest in acquiring the site is to provide for greater oversight of their investment than may be realized in a lease arrangement. SGI has also indicated that the future development of the site would consist only of an additional surface parking lot. Future development of the site will be subject to further CEQA review, pursuant to the "R" Development Plan Review process .

STAFF EVALUATION: Staff has the following comments:

A. Land Use

The 1988 General Plan establishes a broad framework for policy within which more precise plans and policy statements and implementation programs can be prepared. This relationship of general and specific policy assumes that consistency (or lack of conflicting policy) is present. The site is presently designated as Parks, Recreation & Open Space by the 1988 General Plan; and Parks, Parkways, Open Space by the 1984 North Sacramento Community Plan. However, the 1983 Del Paso Regional Park Master Plan establishes Longview Drive as the northern boundary of the park in this area. These lands were deemed surplus, and were not included in the subsequent implementation planning efforts prepared for the 680+ acre regional park. This

project which entails the respective plan amendments to Heavy Commercial or Warehouse; and Industrial, is therefore consistent with the 1983 Del Paso Regional Park Master Plan, North Sacramento Community Plan, and General Plan.

The City acquired the 828 acres for use as Del Paso Regional Park in 1911. The present zoning of R-1 is reflective of the City practice of zoning parkland as R-1. The intent of the zoning was not to portend future residential development, rather it was to assign the least intensive land use zone available to the park. Of the original 828 acres, 148.41 have been purchased for traffic arterials and right-of-ways and for freeway construction, leaving the existing 680 acres for use as the regional park. The conveyance of this 11.6 acres represents 1.7% of the overall park acreage.

The proposed land use designations and Light Industrial - Review [M-1(R)] zoning are compatible with the adjacent land uses of I-80, and commercial mini-storage, as well as the McClellan AFB to the north. The SGI have been in continuous operation on the site for seventeen years. The proposed project is not expected to result in a substantial alteration of the present or proposed land use in the area. Because no on-site development or disturbance of the area is proposed with this project, a less-than-significant impact is anticipated. Future development of the site will be subject to further CEQA review, pursuant to the "R" Development Plan Review process, therefore no mitigation is required.

The City General Plan establishes policies which deal with Economic Development and Employment Opportunities, (Policy 3, Sec. 1-32). It is the policy of the City to actively promote the continued vitality and diversification of the local economy, and to expand employment opportunities for City residents.

B. Zoning Requirements

There is no physical alteration or development of the site proposed with this application. The proposed re-zoning of the site is to M-1-R (Light Industrial - Development Plan Review). Any future on-site development will be subject to the review and approval of the Planning Commission pursuant to City Zoning Ordinance, Section 35 - Plan Review - "R" development Plan Review, (Ord#96-027 effective 6/28/96). This section requires the review of a proposed development plan to ensure, among other things, that the proposed development is consistent with the General Plan and any applicable community or specific plans; that the utilities and infrastructure are sufficient to support the proposed development and are compatible with City standards; and that the proposed development is compatible with surrounding development and land uses. While an "R" Development Plan Review for a proposed development involving a use permitted under this ordinance may not be denied solely because of the proposed use, the nature of the impacts associated with the proposed use, given its size, location, layout and other similar factors, including but not limited to its anticipated impacts on adjacent streets, neighboring properties, and the

environment, are relevant considerations. A Development Plan Review is discretionary in nature and is subject to approval by the Planning Commission. The Development Plan Review process is also subject to further CEQA review. If future development is approved, a project could be developed on the site subject to conditions imposed by the City Planning Commission.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act 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 potential tree preservation, wetland habitat and cultural resources impacts. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1-A).

B. Public and Parks Citizens Advisory Committee Comments

The proposed project application packet was sent to the surrounding land owners within a 500 foot radius of the project site.

Staff has received one letter from a citizen who opposes the entitlements, and would like the site to remain in its current state, and suggests that SGI should more appropriately relocate to the McClellan AFB, or another more industrial area (Attachment D). Staff discusses the land use aspects of the SGI application above, in the Land Use section of the report.

The project was presented for review and comment to the Parks Citizens Advisory (CAC) Committee on January 7, and again on February 4, 1999. One person spoke in opposition to the project, citing concern that the site should be preserved in its current state, and that SGI should more appropriately relocate to a more industrial area. The CAC voted 9-1 in favor of conveyance of the land, and included in the motion the desire that funds from the sale be earmarked for park acquisition the Robla area of North Sacramento.

C. Summary of Agency Comments

The project was circulated for review by various agencies for considerations relating to the availability of City services, including but not limited to water, sewer, drainage, police and fire, and parks and community services; and whether such services are

adequate based upon City standards. No conditions are imposed on this application. The following summarizes the comments received:

1. Public Works

Public Works staff comments which are listed as advisory notes in Attachment C address the requirement for the driveways to be to City Standards, and the need to install full frontage improvements along Longview Drive in the event of future site development.

2. Utilities

Utilities staff comments which are listed as advisory notes in Attachment C address on-site surface drainage, post construction, stormwater quality control measures to be incorporated into any future development, determination by the applicant of State requirements for NPDES General Permit for Stormwater Discharges Associated with Industrial Activity, disposal of waste water, and compliance with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance.

3. Tree Services

The City Arborist comments address tree preservation. These comments are included as Mitigation Measures in the attached Mitigation Monitoring Plan.

PROJECT APPROVAL PROCESS:

The General Plan and North Sacramento Community Plan Amendments, and Rezone require City Council approval.

RECOMMENDATION:

Staff recommends approval of the project for the following reasons:

- The proposed project will be consistent with the General Plan and the North Sacramento Community Plan and policies, as amended.
- Any future development of the site shall be subject to the "R" Development Plan Review process to ensure that any such development provides adequate setbacks, and is compatible with adjacent land uses and development.

Staff recommends the Planning Commission take the following actions:

- A. Recommend that the City Council ratify the Negative Declaration;

B. Recommend that the City Council approve the Mitigation Monitoring Plan; and

C. Recommend approval of the General Plan Amendment related to land use and forward to the City Council;

D. Recommend approval of the 1984 North Sacramento Community Plan Amendment related to land use and forward to the City Council;

E. Recommend approval of the Rezone of 11.6+ gross acres and forward to City Council.

Report Prepared By,

Report Reviewed By,



Don Lockhart, Associate Planner

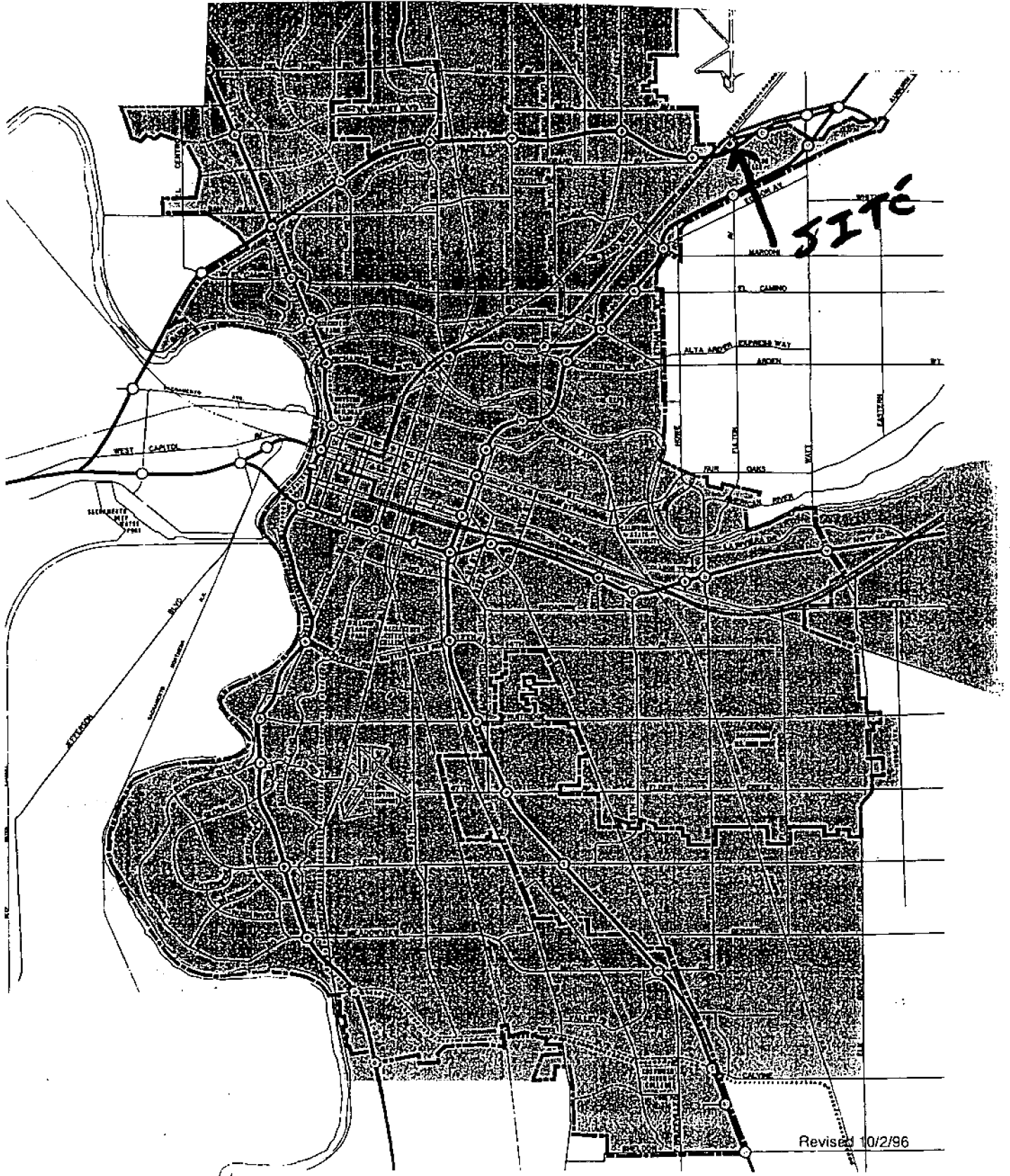


Scot Mende, Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Public Works and Utilities Staff Advisory Notes
Attachment D	Mitigation Monitoring Plan
Exhibit D-1	Site Plan
Exhibit D-2	Aerial Photo of Site
Attachment E	Public Comment Letter
Attachment F	Senior Gleaners, Inc. Information Packet

Attachment A - Vicinity Map

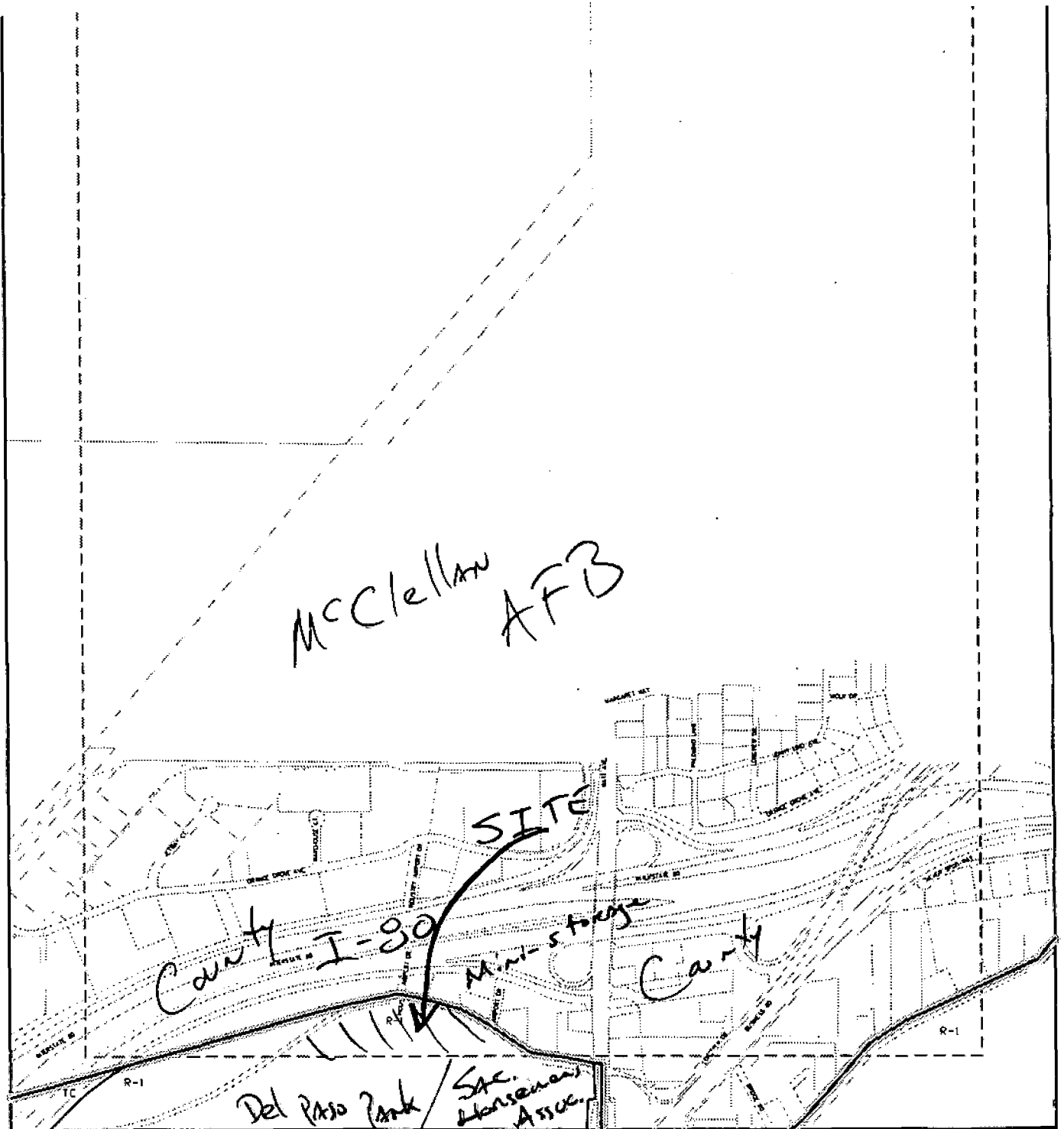


Revised 10/2/96

**City of Sacramento
Sphere of Influence**



Attachment B - Land Use and Zoning Map



ATTACHMENT C**Public Works and Utilities Staff Advisory Notes**

No conditions are imposed with this entitlement application. The following Advisory Notes are provided for information only. Any future on-site development may be subject to any and/or all of these Advisory Notes as Conditions of Project approval. Additional Advisory Notes and/or Conditions of Project approval may be imposed as well.

Public Works Department staff - Advisory Notes:

1. The applicant must obtain a revocable encroachment permit after the sale of the parcel is complete.
2. Based on the supplied data a Traffic Study is required for this project. However, Public Works feels that it is premature to do the study now because no development is proposed on-site at this time. Public Works staff will wait until the application for an "R" Development Plan Review entitlement with a more clearly defined land use plan is submitted to undertake a Traffic Study.
3. Standard subdivision improvements including but not limited to curb, gutter, and sidewalk will be required along the entire length of Longview Drive that is adjacent to the subject site. Conditions for the improvements will be placed on any subsequent "R" Development Plan Review entitlement.
4. A condition requiring the construction of Longview Drive to a standard 29-foot Half-Section will be placed on any subsequent "R" Development Plan Review entitlement.

Utilities Department staff - Advisory Notes:

1. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel.
2. Multiple fire services are allowed per parcel and may be required. Each parcel must have a separate fire service tap.
3. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
4. An on-site surface drainage system is required. All on-site systems shall be designed to the standard for private storm drainage systems (per section 11.12 of the Design and Procedures Manual).
5. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the city design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

6. A storm drain study is required. Building pad elevations shall 1.00 feet above the local 100-year HGL and the finished floor elevation shall be 1.50 feet above the local 100-year HGL.
7. Post construction, storm water quality control measures shall be incorporated into the development to minimize the increase of urban runoff caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. On-site treatment control measures may affect the site configuration and therefore, should be considered during the early planning stages. Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of standards for Design of New Development On-site Storm Water Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures.
8. The applicant must determine if they are required to obtain the State "NPDES General Permit for Storm Water discharges Associated with Industrial Activity". Applicant shall submit determination to the Department of Utilities for approval.
9. 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.
10. This project is greater than 5 acres therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the state Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCP) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from the Department of Utilities by calling 264-1455.
11. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine the pressure and flow available from the public water distribution system. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems.
12. According to the Flood Insurance Rate Map (FIRM), Community-Panel Number 060266 0005 F, July 6, 1998, the subject project is located in Zone X and Zone AE. The portion of the property in Zone X is outside the 500-year flood plain. The portion of the property located in Zone AE is within the 100-year flood with base flood elevations determined.

Attachment D - Mitigation Monitoring Plan

Recording
Not
Required

-
-
-
-
-

MITIGATION MONITORING PLAN

FOR

Senior Gleaners, Inc. (P98-085) (North Sacramento)

Type of Environmental Document:
Mitigated Negative Declaration

Prepared By:
**City of Sacramento Planning Services Division
Don Lockhart, Associate Planner**

Date:
January 25, 1999

Adopted By:
City of Sacramento City Council:

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Neighborhoods Planning and Development Services, Planning Services Division, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-5381, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: Senior Gleaners, Inc. (P98-085)
Applicant - Name: Voss Civil Engineers attn: Jeffrey Voss
Address: 8798 Frosses Ct. Sacramento, CA 95828
Phone No.: (916) 681-4845

Project Location / Legal description of Property (if recorded):

A. Conveyance of land by the City to Senior Gleaners, Inc; **B. General Plan Amendment** from Parks, Recreation & Open Space to Heavy Commercial or Warehouse; **C. North Sacramento Community Plan Amendment** from Parks; Parkways, Open Space to Industrial; **D. Rezone** from Single family Residential (R-1) to Light Industrial-Development Plan Review (M-1-R).

Located north of Longview Dr. @ 3185 Longview Dr. in the City of Sacramento. Assessor's Parcel No.: 240-0330-004

SECTION 2: GENERAL INFORMATION

The project as approved includes three mitigation measures. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within Attachment 1 of 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 above-mentioned applicant.

SECTION 3: PLAN CONTENTS4/5. Plant/Animal LifeMITIGATION MEASURE #1:

Prior to submittal of an application for on-site development, the applicant shall consult with the City Arborist in the design of the of the site plan. Issues to be addressed shall include, but not be limited to: 1) optimizing use of open areas for development to minimize tree removal; 2) identification of which oaks will be required to be preserved; and 3) the appropriate means of addressing the introduced London plane trees (*Platanus acerifolia*) in the existing parking lot -- to either transplant or remove those trees.

MITIGATION MEASURE #2:

If development is proposed on-site, the applicant shall provide the City with a comprehensive Biological Resource Assessment and Wetlands Delineation for the subject site, at the time of application submittal. If no jurisdictional waters of the US are delineated on-site, no mitigation will be required. However, if the delineation entails jurisdictional waters (wetlands) which may also provide habitat for federally listed species, the applicant shall also obtain the necessary permits from the ACOE and the USFWS, prior to the development of the site. Therefore "no net loss" to wetlands and wetland habitat is anticipated.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Neighborhoods, Planning, and Development Services Department

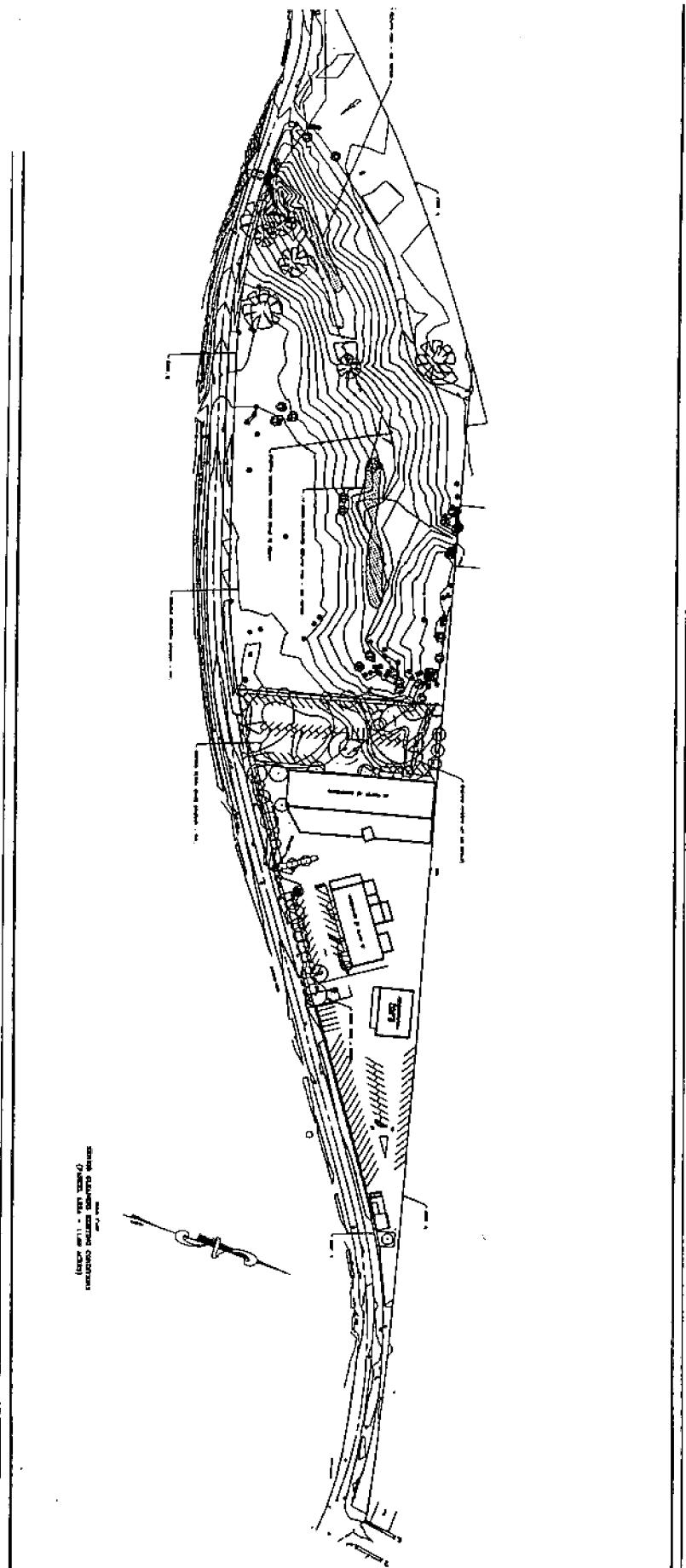
20. Cultural ResourcesMITIGATION MEASURE #3:

If development is proposed on-site, the applicant shall provide the City with a comprehensive Cultural Resources Assessment for the subject site, at the time of application submittal. Future development of the site will be subject to further CEQA review, pursuant to the "R" Development Plan Review process. If cultural resources are identified on site, the appropriate mitigation measures will be determined at that time. If no cultural resources are identified on-site, no further mitigation will be required.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Neighborhoods, Planning, and Development Services Department
City of Sacramento, Public Works Department

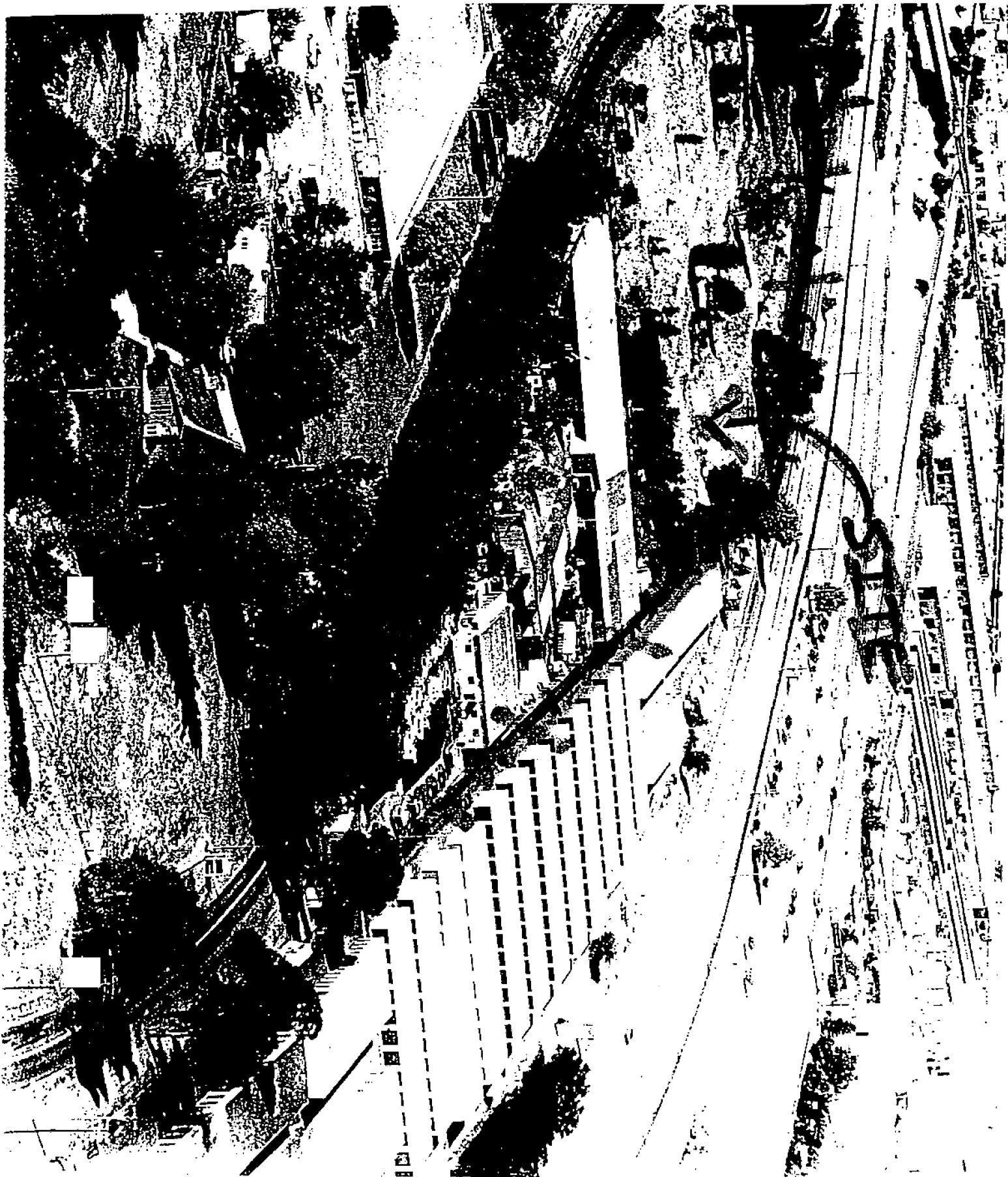
Exhibit D-1 - Site Plan



(SEE SHEET P. 15 FOR CONTIGUOUS
 UNDEVELOPED AREAS)

PL 1 P. 15 P. 15-085-000	SEBOR GLANDS, P.C. 4000 W. 10TH AVE. SUITE 100 PROPERTY ACQUISITION & ALIENS 3775 FLAGLER DR. W.	VOSS CIVIL ENGINEERS 3700 FRANKLIN CREEK LACONIA, N.H. 03246	SHEET NO. 15 OF 15 DATE: 2/25/99 DRAWN BY: [Name] CHECKED BY: [Name]
--------------------------------	--	---	---

Exhibit D-2 - Aerial Photo of Site



Attachment E - Public Comment Letter

11 November 1998

Mr. Don Lockhart
City of Sacramento
Planning Division
1231 I Street, Room 300
Sacramento, CA 95814-2904

RECEIVED

DEC 15 1998

PLANNING SERVICES P 98 085

re: P98-085 Senior Gleaners, Inc.: Longview Drive Parcel--Del Paso Regional Park

- proposed conveyance of undeveloped acreage;
- proposed mitigated negative declaration per CEQA;
- proposed amendment to the General Plan from Parks & Open Space to Heavy Commercial or Warehouse;
- proposed amendment to the North Sacramento Community Plan from Parks & Open Space to Industrial; and
- proposed rezoning of R-1 to Light Industrial (M-1-R).

Dear Mr. Lockhart:

I am writing to: (1) oppose the proposed entitlements listed above regarding the ≈7-acre parcel north of Longview Drive and west of the existing facilities of Senior Gleaners, Inc. (SGI); (2) highlight important ecosystem functions and cultural resources threatened with degradation or elimination; (3) describe the linkage between this parcel and the Del Paso Park Master Plan; and (4) suggest alternatives for expanding SGI facilities while safeguarding the natural and cultural heritage of the City of Sacramento.

1. Opposition to the Entitlements Proposed in P98-085

As you know, this site supports increasingly rare examples of Central Valley seasonal wetlands, blue oak woodlands, and cultural artifacts from the New Deal era. Further expansion of the SGI facility would probably require significant recontouring of the site and the filling of wetlands. This proposed discharge into waters of the United States might trigger federal review under §404 of the federal Clean Water Act. The type of development inherent in the proposed entitlements does not constitute a water dependant activity and should not be permitted within these sensitive wetlands.

I have long admired the critical services that SGI performs for the Sacramento community. However, we should together seek an alternative, spacious site that can permanently accommodate the expanding services of this organization. A possible option might be to move SGI into available warehouse space at the transitioning McClellan AFB just north of their existing Longview Drive location. The proposed expansion of new warehouse facilities onto environmentally sensitive habitats does not make sense given the abundance vacant structures already covering land in Sacramento.

2. Important Ecosystem Functions and Cultural Resources

The undeveloped parcel in question features a freshwater swale that functions as a seasonal tributary to Arcade Creek, and a surrounding "micro-watershed" that supports a oak woodland-savanna dominated by blue oaks (*Quercus douglasii*). Also, the site supports uncommon hybrids such as the oracle oak (*Q. Wislizenii* x *Q. morheus*) (JSA, 1987). The wetland and the adjoining upland represents perhaps the least disturbed landscape feature remaining within Del Paso Regional Park, and gives us a glimpse of the rolling pre-settlement topography (**See Figure 1 and Plates 1&2**).

To facilitate drainage from the swale into Arcade Creek while accommodating traffic on Longview Drive, the federal Works Progress Administration (WPA) constructed a stone bridge with a culvert in 1940 (**See Plate 3**). This might be the most significant WPA artifact in the area, and it deserves to be repaired and showcased as a significant part of our cultural heritage. Thus, while the terrestrial habitat is separated from Arcade Creek by Longview Drive, the aquatic habitat of the parcel is hydrologically connected to the larger Arcade Creek ecosystem under the WPA bridge. This aquatic habitat provides important "ecosystem services" such as primary food production, refuge for aquatic and terrestrial species, a basin to temporarily retain floodwaters and serve as a source for groundwater recharge, and a natural filtering system for polluted stormwater runoff emanating from the culvert constructed beneath the SGI facility, and the nearby urbanized area.

The blue-oak savanna -- perhaps the most common pre-settlement plant community in the Arcade Creek Watershed -- is now severely restricted given historical and ongoing patterns of urban and suburban development. A number of the blue oaks on the parcel meet the definition for "heritage" status, and some have reached 300±years of age. This landscape provides superb foraging habitat for large birds such as owls, kites, falcons, and hawks.

South of Longview Drive, a high-terrace oak savanna borders Arcade Creek west of the Sacramento Horsemen's Association facility. While this site has been disturbed by ongoing mowing, scraping, and vehicle parking, it could be restored into a native grassland-oak savanna that serves as an ecological transition zone between the seasonal wetland to the north (the Longview Drive parcel), and the riparian forest to the south (along Arcade Creek).

3. Longview Drive and the Del Paso Park Master Plan

As you may know, on 22 January 1985, the Sacramento City Council voted unanimously to approve the Master Plan for Del Paso Regional Park. This ended a lengthy public involvement process whereby citizens from throughout the metropolitan area agreed to develop a world class softball complex in a manner that minimized adverse damage to the park's natural habitats. Ninety-acres of riparian forest, oak

woodlands, and vernal pools were afforded special protection as part of the Del Paso Park Natural Area to help secure their vital ecological attributes. The functions of these increasingly rare Central Valley habitats were recognized as having statewide, National, and even international significance.

Unfortunately, construction of the softball complex and parking facilities required the destruction of ~45-acres of high-terrace, blue-oak savanna -- a significant net-loss of habitat for which the City proposed no compensation. Thus, the Arcade Creek Restoration Project (ACRP) proposed that the City should designate the property north of Longview Drive and west of the SGI facility as permanent Natural Area to ensure that at least a remnant of this habitat remained within Del Paso Regional Park. The City Department of Parks and Community Services (the Department) rejected ACRP's proposal, and instead initiated a real estate analysis of the site with the intention of leasing or selling the property for commercial or residential development.

In 1987, the Department wrote to the City Council's Transportation Committee and articulated goals that would drive future decisions regarding the Longview parcel: "The real estate analysis...was conducted (assuming) two goals for future development...: first, ensure compatibility of the site's proposed use with surrounding land-uses; and second, obtain the highest return for the property for the greatest benefit of the community..." (City, 1987a). Also, the Department asked the City Council to direct staff to "work with the County of Sacramento regarding possible additional warehouse sites for Senior Gleaners, Inc." (City, 1987b). Later, based on public input, the Department focused the second of the aforementioned goals so that the "...development of the site (be) considered for the primary purpose of funding the remaining unfunded elements of the Del Paso Park Master Plan" (City, 1988).

The entitlements proposed today by the City are inconsistent with the aforementioned goals because: (1) development of heavy commercial, light industrial, or warehouse facilities is **not** compatible with surrounding land-uses, i.e. environmentally sensitive lands; (2) the greatest benefit for the community might very well result from preventing further encroachment on sensitive habitat and maintaining "ecosystem services" -- benefits that the City has never recognized nor attempted to quantify monetarily; and (3) the proposed entitlements fail to provide funding for the implementation of unfunded elements of the Del Paso Park Master Plan.

Even with the great uncertainty surrounding the ultimate fate of this parcel, ACRP did not oppose -- and in fact assisted -- SGI with expanding their original facility by 1-acre westward into the sensitive micro-watershed to expand their parking facilities. In 1988, the City, SGI, and ACRP reached agreement on a plan that called for filling and paving a portion of the swale, and for transplanting 5-10 small blue oaks to a site east of Renfree Field to establish the Gene Robinson Grove (**See Plate 4**).

ACRP worked with SGI and the City on the 1-acre expansion to demonstrate our willingness to solve problems through compromise and consensus. Unfortunately,

given that we are working with fixed amounts of land, and given the unique features supported by the remaining ≈7-acres of undeveloped property, we have reached a point where further encroachment may very well translate into the total loss of this remnant habitat and the permanent loss of ecosystem services provided by this micro-watershed.

4. Alternatives for Expanding SGI Facilities while Safeguarding Resources

With some creativity and “interest-based” negotiations, a solution can be found to address SGI’s need for space, the City’s need for revenue, and the community’s need for conserving irreplaceable natural and cultural resources. The following might be part of a successful formula:

★ The City and other stakeholders should meet with top officials from the County’s Department of Military Base Conversion to evaluate the feasibility of accommodating an expanded SGI operation within the footprint of McClellan AFB.

★ The City might sell the Longview Drive parcel to the State of California and FHWA using TEA-21 funds to help resolve adverse cumulative environmental effects resulting from the construction of Interstate 80. Matching funds for the purchase might be requested from the Packard Foundation from their Conserving California Landscapes campaign¹. Once purchased, the parcel could be conveyed with a stewardship endowment to a private trust such as the Sacramento Valley Open Space Conservancy for permanent protection and management as part of Del Paso Regional Park. The revenue generated by the sale should be used by the City to implement the unfunded elements of the Del Paso Park Master Plan.

Thank you for your consideration of my concerns. If you wish to discuss this matter, please contact me at the address on the cover sheet or 415.744.1989.

Sincerely,



Timothy John Vendlinski
Arcade Creek Restoration Project

¹This scenario is somewhat awkward because the potential acquisition parties might question the City’s rationale for designating this choice parcel as “surplus” in the first place -- when so many other municipalities are scrambling to protect remnants of their natural and cultural heritage.

Item #2
P21



Plate 1: This photograph documents a eastern portion of the site and one of the areas delineated by JSA as a federal "wetland" (0.12-acres). The actual acreage serving as jurisdictional wetlands might be quite larger than what was assessed by JSA.



Plate 2: This photograph documents a western portion of the site and another area delineated by JSA as a federal "wetland" (0.07-acres). Again, JSA appears to have under-represented the extent of the jurisdictional wetlands.

Item#2
P22

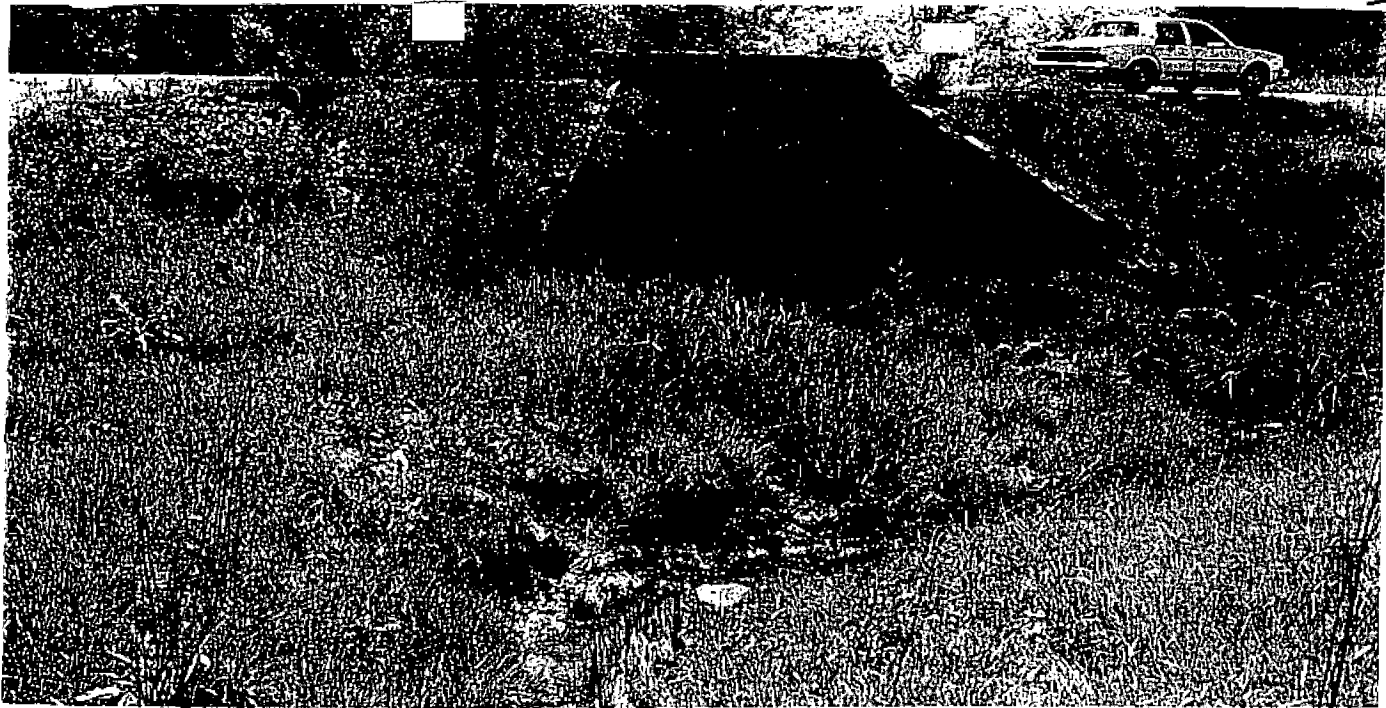


Plate 3: The WPA constructed this stone bridge with a culvert in 1940. This might be the most significant WPA artifact in the area, and it deserves to be repaired and showcased as a significant part of our cultural heritage.

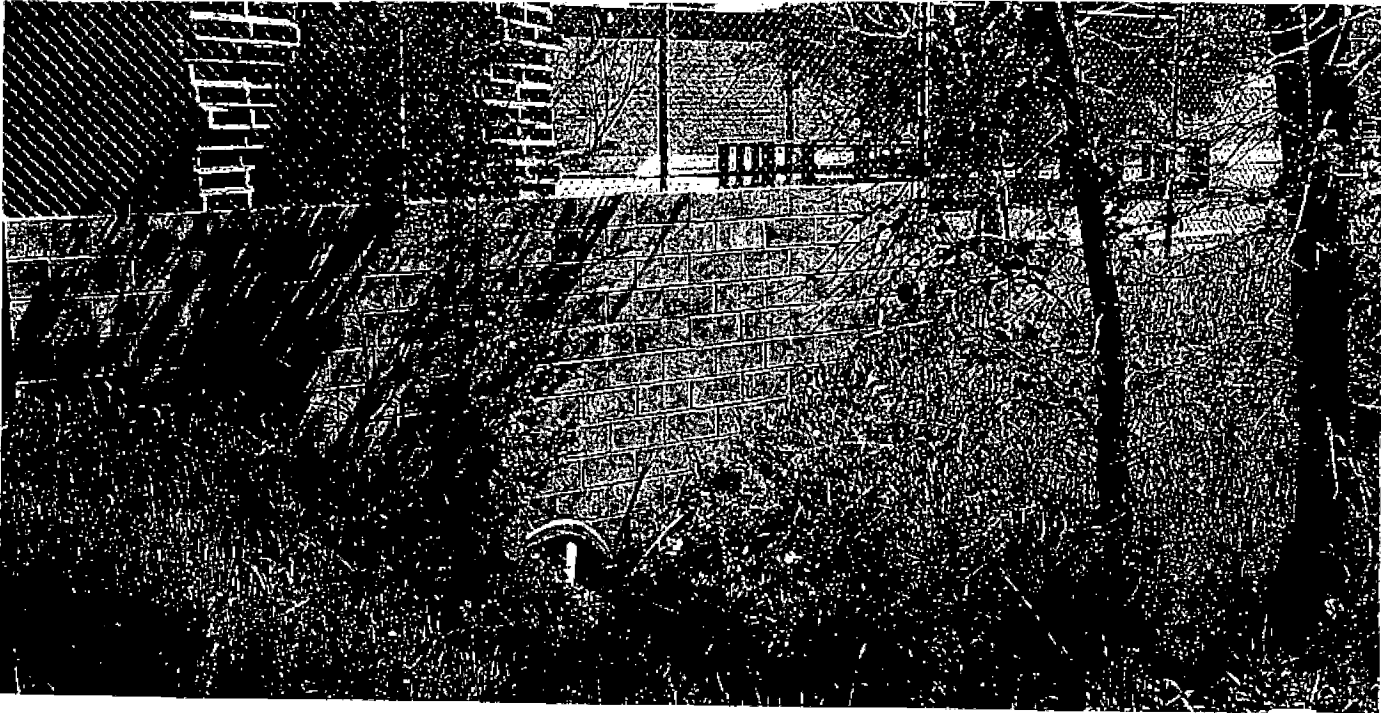
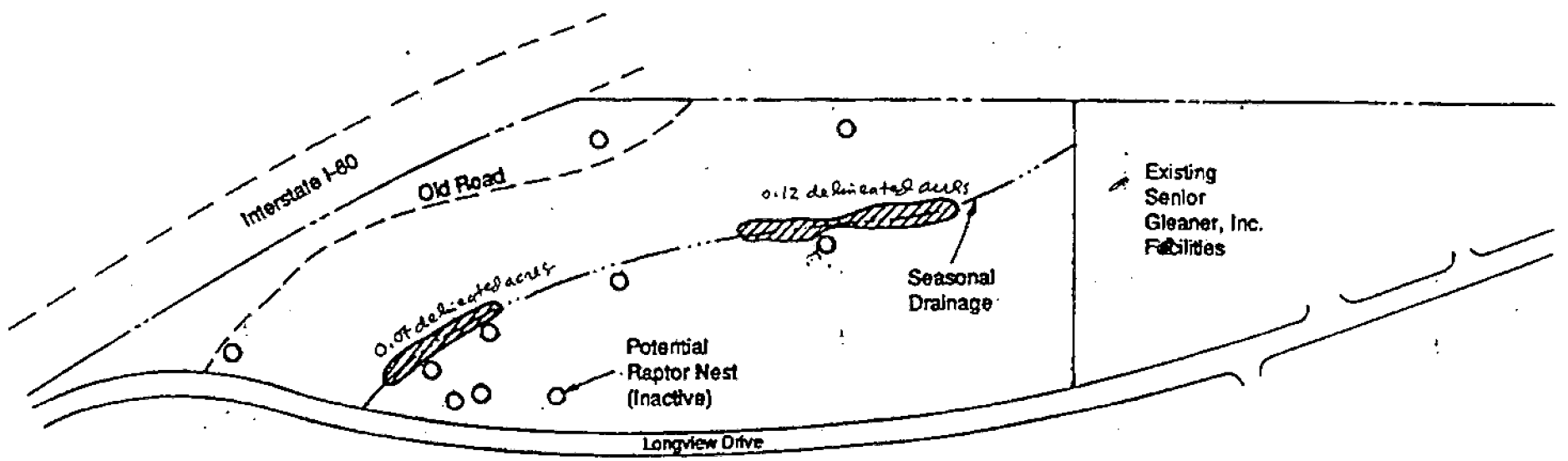


Plate 4: In 1988, SGI expanded their parking facilities by 1-acre -- resulting in the filling of wetlands and an extension of the existing culvert. This photograph documents the features of these expanded facilities.



LEGEND

- Valley Oak >36" Circumference
- ▨ Wetland Vegetation



Jones & Stokes Associates, Inc.

Figure 1
Senior Gleaners Proposed Project Site

Item#2
P24

REFERENCES

City of Sacramento. 28 October 1987a. Letter from Director Robert P. Thomas to the City Council's Transportation and Community Development Committee re: ***Status of the Longview Property***.

City of Sacramento. 12 November 1987b. Letter from Director Robert P. Thomas to the City Council re: ***Status of the Longview Property***.

City of Sacramento. 22 July 1988. Letter from Ms. Meg Johnson to the Longview Site Task Force re: a summary of the planning process following completion of the Del Paso Park Master Plan.

Jones & Stokes Associates (M. Meyer). 1987. ***Botanical Resources of the Longview Site***

Attachment F - Senior Gleaners, Inc. Information Packet

A SUMMARY OF SENIOR GLEANERS, INC. IMPACT ON HUNGER

January 1998



Senior Gleaners, Inc.

3185 Longview Drive North Highlands, CA 95660

Phone (916) 971-1530, (800) 585-1530

Fax (916) 482-3450

www.seniorgleaners.org

email: sgi@seniorgleaners.org

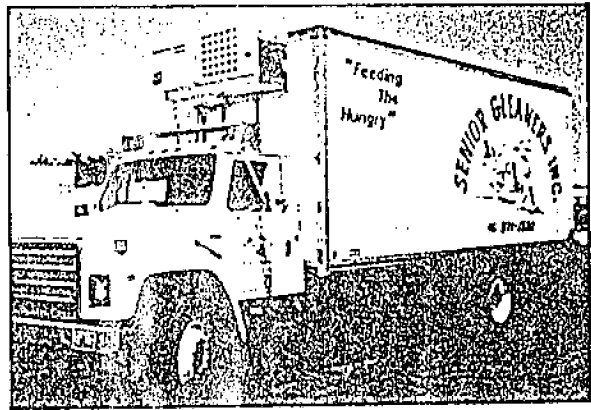


**A 100% Volunteer Organization dedicated to
Alleviating Hunger Among the Needy**

Item #2
P 24

WHAT IS SENIOR GLEANERS?

- ◆ A tax-exempt, nonprofit charitable corporation organized and doing business under Internal Revenue Service Code 501(c)3 and the laws of California.
- ◆ The members glean and salvage food products to supplement the nutritional needs of hungry adults and children in the region, without regard to race, creed, or national origin.



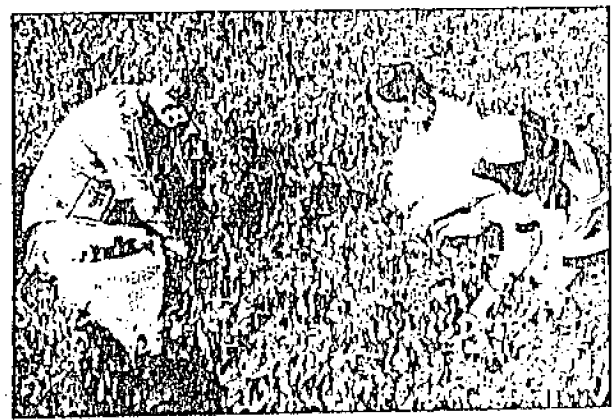
◆ It is staffed by over 1800 volunteers who are senior citizens. They range in age from 50 to over 90. Senior Gleaners, Inc. provides a meaningful service activity for its senior members.

◆ No one receives a salary, including the Executive Officers and the Board of Directors. All members make a monthly contribution to belong.

◆ Senior Gleaners, Inc. is a member of Second Harvest, the national food bank network.

WHAT IS SGI's BASIC PURPOSE?

- ◆ To alleviate hunger among the poor and elderly.
- ◆ To glean surplus foods at low or no cost from every available source for distribution among the needy in a fair and equitable manner.
- ◆ To educate the disadvantaged and elderly as to their nutritional needs.
- ◆ To make the public aware of the problems of the elderly and the poor.



HOW DOES SGI HELP FEED THE HUNGRY?

◆ Members glean and salvage food products from farmers, packing houses, regional supermarkets, and many other suppliers.



◆ They receive, process, and distribute food products to over 300 qualified charitable agencies, which include Second Harvest member food banks and secondary distribution organizations (SDO's) in our region.



HOW DOES SGI FINANCE THEIR OPERATIONS?

◆ Senior Gleaners, Inc. has never utilized a commercial fund raiser. 100% of the contributed income goes into the SGI effort.

◆ No financial support is received from any governmental agency.

◆ The Senior Gleaners Fund Raising Office solicits and receives funds from individual donors and small businesses; and grants from foundations and corporations.

◆ Funds are also generated from other fundraising activities (e.g., bingo games, recycling of waste, and overpledges from our members, etc.). See Figure 1.

◆ Senior Gleaners 100% volunteer staff keeps operating expenses low. See Figure 2.

◆ A unique project, the Basic Baby Needs Program, was begun in 1990 to address the most critical need of our charities. Baby through toddler food and hygiene items were purchased with over \$85,000 in grants from foundations and corporations. In addition, over \$185,000 from member dues, fund raising activities and direct mail solicitation financed the direct purchase of food. All of our purchased items are distributed free of charge to the needy.

1996 SUMMARY OF SGI'S
IMPACT ON HUNGER

Senior Gleaners, Inc. was established in 1976 by a small group of senior citizens who were dismayed by the amount of good food produced in California's fertile valleys going to waste at the same time that large numbers of people in Sacramento were going hungry.

The Senior Gleaners is unique! The staff are 100% VOLUNTEER senior citizens who provide the variety of skills needed to operate SGI. We have some members over ninety years old, still active, and productive. The trades and skills represented among our members include administrators, carpenters, electricians, truck drivers, secretaries, computer operators, warehousemen, printers, seamstresses, dispatchers, fundraisers, graphics / publications specialists, switchboard operators, nurses, and many others.

Growing from the first group of 37 volunteers over 20 years ago, the over 1,800 members make a crucial impact on hunger possible.

Following are statistical highlights regarding SGI operations:

♦ Senior Gleaner volunteers received and processed over 21.9 million pounds of food products in 1997. These products were

then distributed to over 300 qualified charitable agencies. Second Harvest member food banks and SDO's in our region then distributed these products to the needy totally free of charge. See Figure 3.

♦ A cumulative 9 year total of more than 32.0 million distributions of food bags or meals were made utilizing food products originating from SGI. These distributions were made to both adults and children by the 501(c)3 nonprofit charities we serve. See Figure 4.

♦ During 1997 over 2 million meals were served from these distributions at area soup kitchens, (almost 300,000 were served to children).

♦ The dollar value of the volunteer hours plus the dollar value of the products distributed in the past 10 years comes to an impressive \$244 million.

Thanks to the generosity of the food product suppliers, including farmers and grocery stores, and the dedication of volunteer members, the total SGI annual operating expenses for the past 10 years have averaged only about 4% of the estimated total dollar value of volunteer labor plus food products. This low expense feature of our organization has been a critical factor in SGI's ability to "stretch" the value of contributed income to the greater benefit of the hungry adults and children we seek to help.

SOURCES OF SGI OPERATING REVENUE - 1997

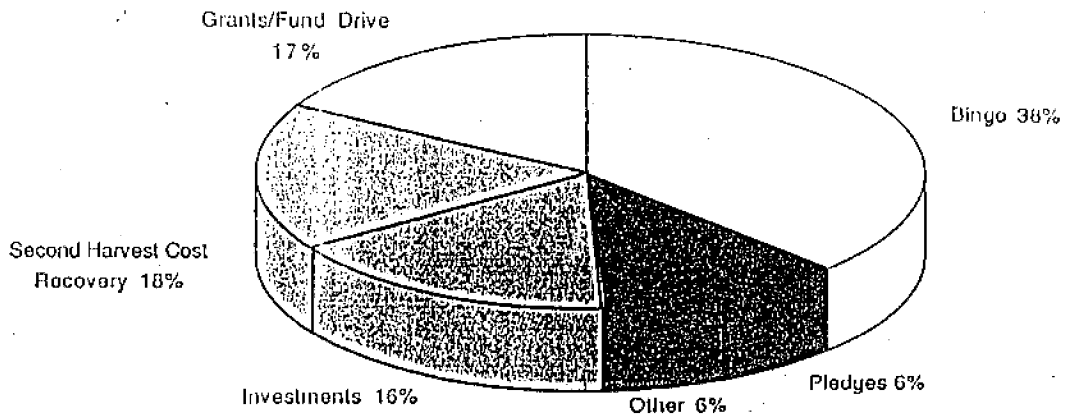


Figure 1

SGI Operating Expenses - 1997

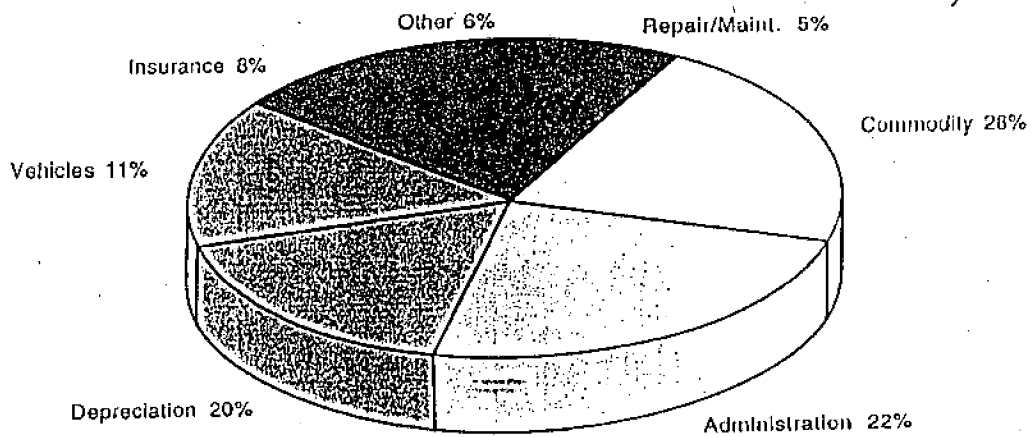


Figure 2

Item #2
P30

WEIGHT OF PRODUCTS RECEIVED AND PROCESSED

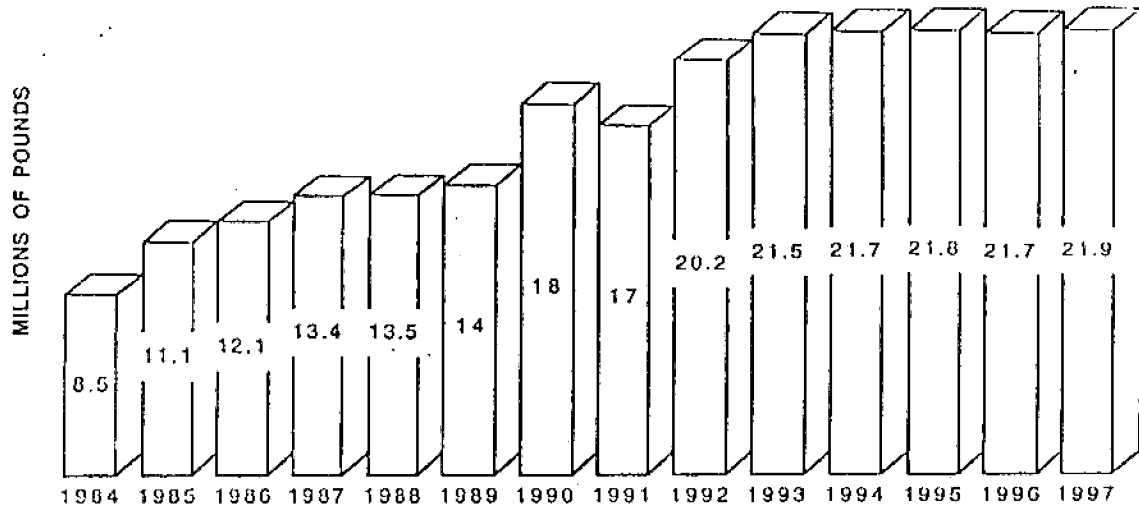


Figure 3

SGI DISTRIBUTIONS - FOOD BAGS/MEALS (Annual and Cumulative)

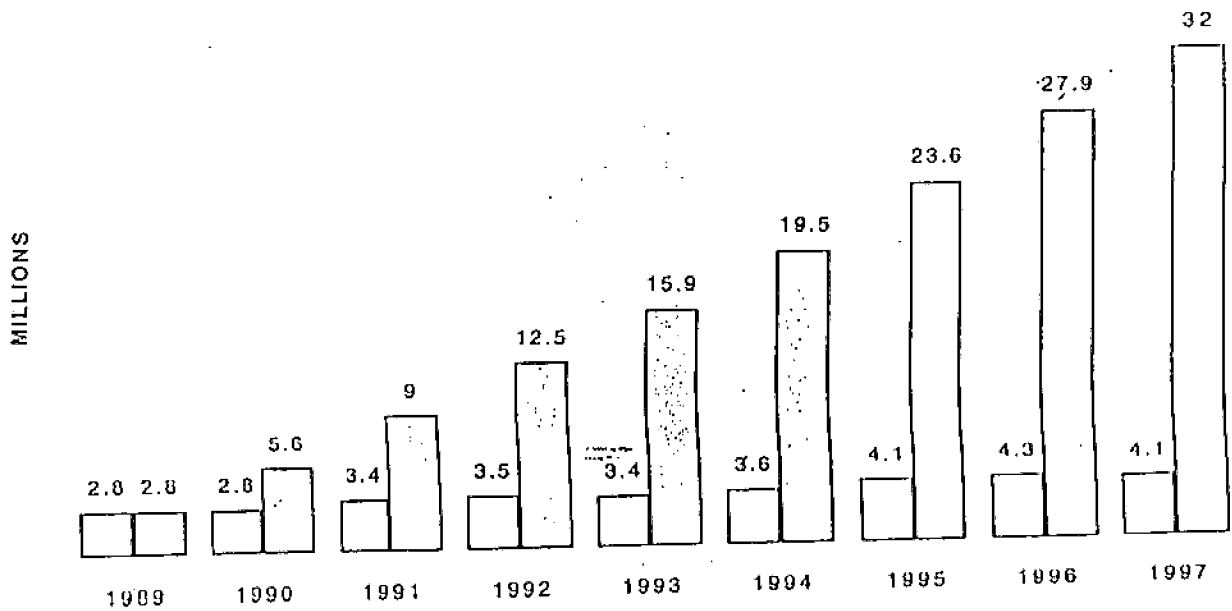


Figure 4

An Invitation

We encourage visitors to our facility in North Highlands. We are open for tours from 8:00 am to 1:00 pm, Monday through Friday.

To ensure that a tour guide will be available, please contact the Public Relations Office at (916) 971-1530, ext. 18, for an appointment. Our staff is also available for speaking engagements.

Who Benefits From This Work?

Needy People in Northern California.

Senior Gleaners, Inc. provides food for over 300 charities in the greater Northern California and Northern Nevada areas. This is a significant amount of food provided to the neediest members of our extended family. A Basic Baby Needs Program provides meat, vegetables, fruit and cereal, formula and hygiene items to our most vulnerable citizens.

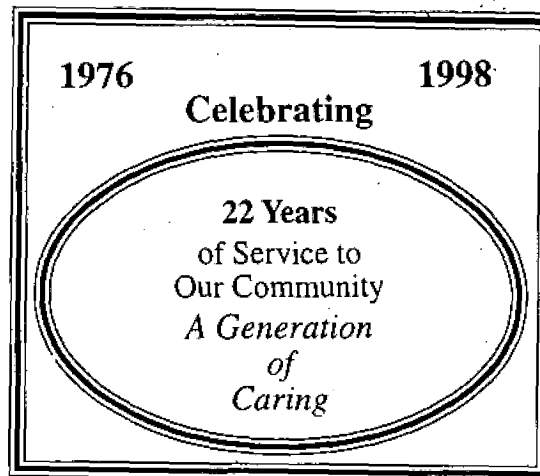
Dollar Value of Services Provided To Northern California in 1997:

Total Labor

The total volunteer hours expended were almost 498,000 which equates to approximately \$7,319,000.

Total Value

Estimated dollar value for food, household products and labor is almost \$30,500,000



OUR MISSION

is to alleviate hunger among the poor and elderly and to glean surplus food, at low or no cost, from every available source, for distribution among the needy members and other charitable organizations in a fair and equitable manner.

The poor we shall always have with us -- but why the hungry?



1976 - 1998 Senior Gleaners, Inc.



"When you reap the harvest of your land, you shall not be so thorough that you reap the field to its very edge, nor shall you glean the stray ears of grain."

"Likewise, you shall not pick your vineyards bare, nor gather up the grapes that have fallen. These things you shall leave for the poor..." Lev. 19:9-10

Senior Gleaners, Inc.

3185 Longview Drive
North Highlands, CA 95660
(916) 971-1530
1-800-585-1530
Fax (916) 482-3450

www.seniorgleaners.org
email: sgi@seniorgleaners.org

From 1991

Item #2
P32

Who Are The Senior Gleaners?

We are 1,800 seniors, all over 50, who volunteer our time, glean the fields, pledge our money, and furnish our own transportation for the purpose of helping others. **Our staff is 100% volunteer. No one receives a SALARY.** We drive and repair our trucks, load and unload, sort, stack, store and distribute food to over 300 charities, maintain our records, and do all our own fundraising. We do most of our site maintenance including painting, plumbing, welding, and carpentry.

Our Goal

Providing food for the hungry is our number one goal.



Our goal is to continually *provide food to help feed the neediest children, adults and families* in Northern California without regard to race, religion or gender and to alleviate the physical and mental problems caused or aggravated by lack of adequate nutrition.

Charitable Assistance Fund

Assist the underprivileged or needy with emphasis on children.

Over the past five years we have expended over \$187,000 for this purpose.

What Have We Done?

Last year we received, processed and supplied over 21.9 million pounds of food and household products. After sorting and discarding the waste, we supplied 18.1 million pounds to over 300 charities in our region (soup kitchens, food closets, senior centers etc.). Over 2 million meals were served in our community. Almost 300,000 meals were served to children.

We are the Distribution Center for five subsidiary distribution organizations and three major food banks in Northern California and Northern Nevada affiliated with Second Harvest. These organizations pick up their food and household products for distribution to many other smaller charitable organizations.

Our Impact

During the past 9 years more than 32 million food boxes, bags and meals were made from the food products provided by Senior Gleaners. Over 4.1 million were distributed in 1997.



Liabilities

Civil Code Sections 846.2 and 1714.25 provide that no cause of action shall arise against the owner, tenant, or lessee of land or premises, for an injury to any person invited on land to glean agricultural products for charitable purposes.

Your Support Is Needed

We rely entirely on the private sector (concerned individuals, private foundations and corporations) for support.... We do not receive any government funds!

Bingo is one of our main sources of income. It is held Fridays and Saturdays, 6:00 pm to 1:30 am, at Bingo Palace, 2929 Fulton Avenue, corner of Marconi Avenue.

As the need to feed the hungry continues to grow, so do our daily operating expenses.

Your Tax-Deductible Dollars

allow us to continue to distribute food to the hungry in Northern California





Item#2

P33

August 1, 1994

Mr. Ken Croxen
Senior Gleaners, Inc.
3185 Longview Drive
North Highlands, CA 95660

Dear Mr. Croxen:

This letter reports the results of a reconnaissance-level survey of the approximately 7-acre parcel located adjacent to the Senior Gleaners facility on Longview Drive (Figure 1). I conducted a field survey on July 19, 1994, using meandering transects to cover the entire site. I documented habitat types, wildlife, and plants that I observed in the area.

The site is bordered by Interstate 80 on the north and the Senior Gleaners facility on the east. South and west of the site, across Longview Road, is Arcade Creek. The creek is bordered by a dense oak and riparian woodland.

Annual grassland habitat covers most of the site and is dominated by naturalized non-native grasses, including wild oat (*Avena fatua*), riggut brome (*Bromus diandrus*), soft chess (*Bromus mollis*), dove weed (*Eremocarpus setigerus*), and yellow star thistle (*Centaurea solstitialis*). Valley oaks (*Quercus lobata*) and blue oaks (*Quercus douglasii*) occur throughout the site, with denser concentrations of young oaks present along the eastern and western edges of the site. A few interior live oaks (*Quercus wizlisenii*) and one ornamental fruit tree occur at the eastern edge of the site. All trees with a trunk circumference greater than 36 inches were mapped (Figure 1).

An ephemeral drainage, which occupies less than 1 acre, bisects the site from east to west and empties into Arcade Creek. Much of the drainage is vegetated by the same grasses found in the annual grassland habitat; however, 0.2 acre of the drainage contains isolated patches of iris-leaved rush (*Juncus xiphioides*) (Figure 1). The presence of the rush in the drainage meets the U.S. Army Corps of Engineers' (Corps) criteria for wetlands; therefore, this portion of the site would be subject to Section 404 of the Clean Water Act.

The Corps has issued a Nationwide Permit (NW) 26 authorizing the placement of dredged-or-fill material into less than 1 acre of jurisdictional waters of the United States, including wetlands, if certain conditions are met.

Because of the small amount of isolated wetlands present at the ephemeral drainage (less than 1 acre) this area would qualify under the NW 26. A copy of this letter should be sent to the Corps to inform it of the proposed project and provide it with adequate time to comment on the project and visit the site.

Jones & Stokes Associates, Inc.

2600 V Street, Suite 100 • Sacramento, CA 95818-1914 • Fax 916/737-3030 • 916/737-3000

Item #2
P34

Ken Croxen
August 1, 1994
Page 2

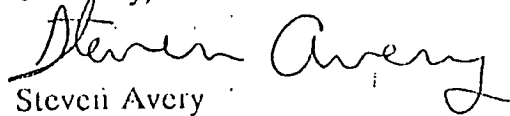
Wildlife species abundance and diversity are relatively low in grassland habitats found on the site. However, the presence of mature oaks at the site and the proximity of the site to Arcade Creek increases the value of this habitat to wildlife. Wildlife species observed during the field visit included northern flicker, mourning dove, ringed-necked pheasant, scrub jay, and western kingbird.

We did not conduct a survey for listed or other special-status plant species on the site. The potential for occurrence of these species, however, is low based on the habitat conditions observed at the site. A list of special-status wildlife species (Table 1) with potential to occur at the site was compiled based on a literature review of Jones & Stokes Associates files, a search of the California Department of Fish and Game's (DFG's) Natural Diversity Data Base, and the field visit. The site is within the range of the valley elderberry longhorn beetle, a species that is federally listed as threatened; however, no elderberry shrubs are present at the site. Therefore, it is unlikely that this species occurs at the site.

No special-status wildlife species were observed on the site; however, a potential raptor nest was located in a large valley oak at the western edge of the property (Figure 1). The nest site did not appear to be occupied. Although no special-status raptors were observed at the site, the presence of annual grasslands provides suitable foraging habitat and the oak trees provide suitable perch trees for white-tailed kites and northern harriers. Ground squirrel activity at the site is minimal, and no burrows suitable for burrowing owls were located during the field survey.

All ten oak trees on the site that have a trunk circumference greater than 36 inches qualify as Heritage trees under the Sacramento City tree ordinance (Sacramento City Ordinance 45.2). This ordinance prohibits the removal of any Heritage tree unless written authorization is first obtained from the director of Sacramento City Parks and Recreation. Activities prohibited under the Heritage tree ordinance include paving or conducting construction activities within the drip line and cutting or trimming any limb greater than 6 inches in diameter on a Heritage tree.

If you have any questions about the survey results or need further assistance, please call me.

Sincerely,

Steven Avery
Wildlife Biologist

SA:md
Enclosures

Table 1. Special-Status Wildlife Species Known or with the Potential to Occur on the Senior Gleaners Project Site, Sacramento County

Species	State Listing Status ^a	Distribution	Preferred Habitats	Potential for Occurrence on the Project Site
Cooper's hawk <i>Accipiter cooperii</i>	SSC	Found in all parts of California except high altitudes in the Sierra Nevada; winters in the Central Valley, southeastern desert regions, and plains east of the Cascade Range; permanent residents occupy the rest of the state	Nests primarily in riparian forests dominated by deciduous species; also nests in densely canopied forests from oak woodland up to ponderosa pine; forages in open woodlands	Low
Sharp-shinned hawk <i>Accipiter striatus</i>	SSC	Permanent resident in the Sierra Nevada, Cascade, Klamath, and north Coast Ranges at mid-elevations; as well as along the coast in Marin, San Francisco, San Mateo, Santa Cruz, and Monterey Counties. Winters over the rest of the state except in very high elevations	Uses dense canopy ponderosa pine or mixed conifer forest as well as riparian habitats	Low
White-tailed kite <i>Elanus caeruleus</i>	CP	Resident of coastal and valley lowlands throughout California	Uses herbaceous lowlands with variable tree growth and dense population of vole commonly found in agricultural areas	Low to moderate
Burrowing owl <i>Athene cucularia</i>	SSC	Nests in abandoned ground squirrel burrows in dry, flat grasslands, deserts, and agricultural areas.	Permanent resident throughout California valleys and lowlands.	Low
Ringtail <i>Bassariscus astutus</i>	CP	Throughout California except portions of Central Valley and San Joaquin Valley	Prefers old-growth, multilayered riparian woodlands; inhabits brush rock slopes and dens in hollow trees	Low
Northern harrier <i>Circus cyaneus</i>	SSC	Lowlands and valleys throughout California	Nests in dense grasslands and wetlands; forages in wetlands, grasslands, and agricultural fields	Low

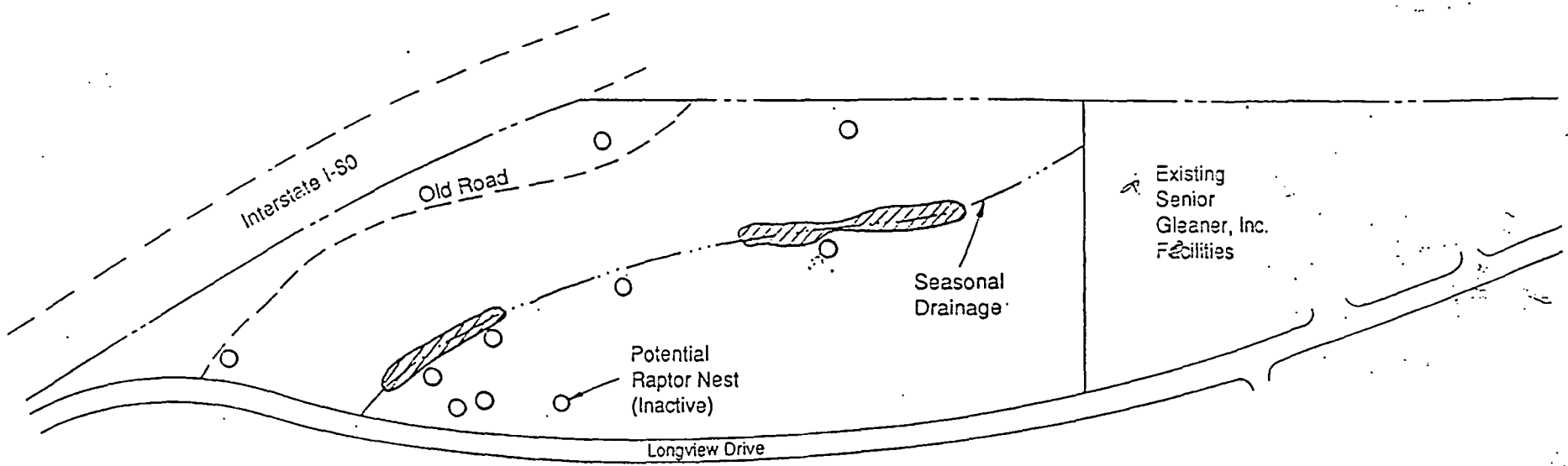
^a Status explanations:

SSC = species of special concern.

CP = fully protected under the California Fish and Game Code.

Item # 355

Item # 2
734



LEGEND

- Valley Oak >36" Circumference
- ▨ Wetland Vegetation



Jones & Stokes Associates, Inc.

Figure 1
Senior Gleaners Proposed Project Site