



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**

Agency Rpt
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~~Referred to Board~~
~~to~~
Comm.
Cont to
9-3-85

BY THE CITY COUNCIL

August 27, 1985

AUG 27 1985

OFFICE OF THE
CITY CLERK

CITY MANAGER'S OFFICE
RECEIVED

AUG 21 1985

Sacramento City Council
Housing Authority of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Implementation of Contract with the Salvation Army to
Operate the Single Men's Shelter

SUMMARY

This report recommends approval of a negative declaration for and execution of a contractual agreement between the Housing Authority of the City of Sacramento and the Salvation Army, necessary to implement your Council's resolution which was approved on July 2, 1985.

BACKGROUND

On July 2, 1985, you approved a report which recommended use of the Salvation Army facility at 12th and North B Streets as a homeless shelter for single men. At that time, you requested that an agreement be negotiated with the Salvation Army which would allow for a one year contract with provisions for strict control and performance evaluation. To comply with your policy direction, we have negotiated a contract with the Salvation Army, which they have executed, as Phase One of our overall program to provide emergency shelter for homeless single persons (see Attachment 1). Pursuant to the terms of this contract, the Salvation Army will provide emergency shelter to non-public inebriate, non-mentally ill men at 1200 North B Street, known as the Salvation Army Lodge. Mitigation measures will be implemented to reduce the impact of loitering on the site and every effort will be made to discourage daily foot traffic to and from the site through adjoining neighborhoods.

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY 4

Sacramento City Council
Housing Authority of the City of Sacramento

Page Two

FINANCIAL DATA

A total of \$290,874 is allocated for this contract. This amount includes a one-time-only expenditure for construction in the amount of \$162,440, and an eight month operational expenditure of \$128,434, in accordance with the previously approved staff report and subsequent resolutions.

ENVIRONMENTAL REVIEW

Based upon CEQA requirements, an Initial Study was prepared by the County Environmental Impact Section (see Attachment 2), and the project was found to have no significant impact upon the environment. The renovation of the lodge itself would have been exempt. Our negotiations with the Salvation Army, however, have included a relocation of their child care operation which required a negative declaration. The majority of the comments in the Initial Study were, therefore, addressed to the relocation of the child care facility currently at 12th and North B Streets to 201 - 21st Street. A series of mitigation measures were proposed for the 21st Street site which will be incorporated, to the maximum extent possible, into the project at that site.

POLICY IMPLICATIONS

This report is consistent with previously approved Agency policy and no changes are being recommended.

RECOMMENDATIONS

The staff recommends adoption of the attached resolutions which:

1. Adopts the Negative Declaration with mitigating measures and authorizes the Executive Director to file a Notice of Determination on the Negative Declaration with the County Clerk, and

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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Sacramento City Council
Housing Authority of the City of Sacramento

Page Three

2. Reaffirms the Executive Director's authority to execute an agreement between the Housing Authority of the City of Sacramento and the Salvation Army, to operate an emergency shelter at 1200 North B Street.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slupe

WALTER J. SLUPE
City Manager

Contact Person: John Molloy
440-1360

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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

August 27, 1985

CONTRACT WITH SALVATION ARMY FOR HOMELESS SHELTER AND NEGATIVE DECLARATION

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
SACRAMENTO:

Section 1. The Negative Declaration attached to the staff report has been taken into consideration, along with any comments which may have been submitted during the review period, and it is hereby approved and adopted.

Section 2. The Executive Director of the Housing Authority of the City of Sacramento is hereby authorized and directed to enter into an agreement, in the form attached to the staff report, with the Salvation Army to provide a shelter for the homeless.

MAYOR

ATTEST:

CITY CLERK

z:ccSalvation2

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RESOLUTION NO.

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO
ON DATE OF

August 27, 1985

CONTRACT WITH SALVATION ARMY
FOR HOMELESS SHELTER AND NEGATIVE DECLARATION

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY
OF SACRAMENTO:

Section 1. The Negative Declaration attached to
the staff report has been taken into consideration, along
with any comments which may have been submitted during the
review period, and it is hereby approved and adopted.

Section 2. The Executive Director of the Housing
Authority of the City of Sacramento is hereby authorized and
directed to enter into an agreement, in the form attached to
the staff report, with the Salvation Army to provide a
shelter for the homeless.

CHAIR

ATTEST:

SECRETARY

z:hacsSalvation2

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**AGREEMENT TO PROVIDE EMERGENCY
SHELTER FOR HOMELESS SINGLE MEN**

THIS AGREEMENT is entered into on July 1, 1985, by and between the Housing Authority of the City of Sacramento, a public body, corporate and politic (hereinafter referred to as "Authority"), and the Salvation Army, a private, non-profit corporate entity, operating under the laws of the State of California (hereinafter referred to as "Salvation Army").

1. SALVATION ARMY LODGE AT 1200 NORTH B STREET: The Salvation Army lodge will provide emergency temporary shelter for men only at 1200 North B Street, in accordance with the County length-of-stay policy, that is, a maximum thirty (30) days consecutive residence, thirty (30) days out of shelter, with the possibility of an additional thirty (30) days residence within a 365-day consecutive time period. The lodge will operate 24 hours per day, 365 days per year. No more than eighty (80) men per night shall be served. All clients must be signed up by 5:00 p.m. each day and admitted no later than 9:00 p.m.

2. RECORD-KEEPING AND REPORTING: The Salvation Army will submit monthly reports (for prior month's activities) containing information regarding the number of previous clients and new clients. All records regarding operation of the shelter will be available upon request for inspection by the Authority.

3. NECESSARY CAPITAL IMPROVEMENTS: Certain capital improvements are necessary to provide adequate emergency shelter and appropriate ancillary services (see Exhibit A). These shall be completed pursuant to plans approved by the Authority's staff, and shall be completed within ninety (90) days of execution of this contract. It is understood that landscaping improvements and fencing as appropriate, shall be installed sufficient to address the issue of reducing the visual impact of clients loitering on the property.

4. TERM OF CONTRACT: The duration of this contract will be from July 1, 1985 through June 30, 1988, subject to review and continuation on an annual basis. Any extensions of this contract are subject to approval by the Authority's governing body.

5. PROGRAM: The program shall be known as the City/County Single Men's Homeless Shelter Program.

6. PROGRAM OPERATORS: The Salvation Army shall be the operator of the shelter at 1200 North B Street.

7. METHOD OF PAYMENT AND MAXIMUM COMPENSATION:

a. The Authority shall pay Salvation Army an amount not to exceed ONE HUNDRED SIXTY-TWO THOUSAND, FOUR HUNDRED FORTY DOLLARS AND NO CENTS (\$162,440.00), for construction of improvements for the shelter, in accordance with Attachment A, Part I of this agreement. Payments shall be made twice each month, for any portion of the work which is completed and accepted as complete by Authority staff.

b. Authority shall pay Salvation Army an amount not to exceed ONE HUNDRED TWENTY-EIGHT THOUSAND, FOUR HUNDRED THIRTY-FOUR DOLLARS AND NO CENTS (\$128,434.00), for operating costs of the shelter. Payments shall be made in eight (8) equal monthly installments, upon invoice submitted by the Salvation Army, beginning November 1, 1985.

c. It is expressly understood and agreed that, in no event, will the total compensation paid to the Salvation Army under this contract, exceed the maximum sum of TWO HUNDRED NINETY THOUSAND, EIGHT HUNDRED SEVENTY-FOUR DOLLARS AND NO CENTS (\$290,874.00), within the first year.

8. GOALS AND OBJECTIVES

a. Provide temporary emergency shelter for single men who are, for one reason or another, homeless.

b. Provide an environment where homeless men can resolve their problems, including those which go beyond the need for basic shelter.

c. Provide assistance in accessing and coordinating various social programs/services.

d. Provide a safe and clean living environment and promote personal care and hygiene.

e. Foster self-sufficiency among the shelter clientele.

9. ELIGIBILITY: Program services at the shelter will be provided to non-mentally-ill, non-public inebriate single males, 18 years of age or older (or documented emancipated minors), who have made a statement of emergency shelter needs.

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10. EVALUATION: This program may, at any time, be evaluated by the Housing Authority of the City of Sacramento. Adequate notice will be given to the Salvation Army of such action, and the Salvation Army will be given the opportunity to participate in the evaluation process and to respond.

11. COOPERATION: The Salvation Army will coordinate with other service providers who are providing support services and/or shelter for the homeless population and with other agencies necessary to carry out its services in the most efficient manner possible and to enable referrals to appropriate agencies/programs.

12. INSURANCE: To be negotiated. Salvation Army is required to maintain a One Million Dollar (\$1,000,000) personal liability insurance policy.

13. APPROVAL: This agreement is conditioned upon final approval by the City Council and the governing body of the Authority.

14. TERMS AND CONDITIONS: This contract is subject to and incorporates the provisions attached hereto as Part II - Terms and Conditions (Form SHRA 8/83).

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the date first above written.

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HOUSING AUTHORITY OF
THE CITY OF SACRAMENTO

APPROVED AS TO FORM:

By WILLIAM H. EDGAR
Executive Director

Agency Counsel

SALVATION ARMY

APPROVED:

By CORPORATE OFFICER on behalf
of the Salvation Army
1200 North B Street
Sacramento, California 95814
Phone: 916-442-0303
I.D. No. 94-117-0408

Finance Department

Organizational Approval

Fund: _____
Object: _____
Organization: _____
Cost Center: _____

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EXHIBIT A

THE SALVATION ARMY
Sacramento Citadel Corps

PART I

County Conversion Budget

1. Energy Conservation Measures	\$ 17,000	
2. Patio Cover	12,000	
3. Fire Alarm System (automatic)	12,000	
4. Scullery	5,000	
5. Cool Room (food storage area)	34,000	
6. Pad and Refer Box	20,000	
7. Day Care Plumbing	24,000	
8. Day Care Demolition	8,000	
9. Day Care (other)	6,000	
10. Security System	4,444	
11. Fencing, Landscaping, Concrete Work	20,000	
Total of One-time Expenditures		\$162,444

PART II

Operating Costs

1. Director (40%)	\$ 8,500	
2. Manager (60%)	12,500	
3. Receptionist/Clerk (100%)	15,500	
4. Program Assistance	15,500	
5. Men - 8 individuals	69,680	
6. General Office Share	30,000	
		151,680

1. Transportation	\$ 4,000	
2. Food	20,000	
3. Janitorial and Laundry Supplies	15,000	
4. Linen Service and Replacement	10,000	
5. Utilities	28,000	
6. Maintenance Expense	12,000	
7. Plant Repair	6,000	
		\$ 95,000

TOTAL		\$246,680
Less: Room and Board for Men (receipts)		20,440
Less: S.A. March (20%)		49,336
		\$176,904
Support Service (10% of total)		+ 17,690
Total of Annualized Expenditure		\$194,594 *

GRAND TOTAL \$357,038

* Note: The first year's contract includes sufficient funds for operation of the shelter from November 1, 1985 to June 30, 1986, only, since it is estimated that it will take approximately 3 months to prepare it for use.

ATTACHMENT 2

Control No. 85-SH-934

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NEGATIVE DECLARATION

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Sections 15070 and 15071 of the California Administrative Code and pursuant to the Procedures for Preparation and Processing of Environmental Impact Reports adopted by the County of Sacramento pursuant to Sacramento County Ordinance No. SCC-116, the Environmental Coordinator of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Negative Declaration re: The Project described as follows:

1. Title and Short Description of Project:
SALVATION ARMY LODGE RENOVATION AND SALVATION ARMY DAY CARE RELOCATION
The proposed project consists of (1) the renovation of the existing Salvation Army Lodge at 12th and North "B" Streets to provide emergency shelter resources for homeless single men and (2) approval of a special permit by the City of Sacramento to allow a day care facility at 204 21st Street.
2. Location of Project and Assessor's Parcel Number: The project is located on the southeast corner of the intersection of North "B" Street and 12th Street; and on the west side of 21st Street, approximately 300 feet north of "C" Street, within the City of Sacramento.

APN: 002-041-58 and 003-074-06
3. Project Proponent: Sacramento Housing and Redevelopment Agency
4. Said project will not have a significant effect on the environment for the following reasons:
 - a) It will not 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.
 - b) It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
 - c) It will not have impacts which are individually limited, but cumulatively considerable.
 - d) It will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.
5. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.
6. The attached Initial Study has been performed by the Sacramento County Environmental Impact Section in support of this Negative Declaration. Further information may be obtained by contacting the Section at 827 Seventh Street, Room 101, Sacramento, California, 95814, or phone (916) 440-7914.

ENDORSED:

Filed

JUL 26 1985

JOYCE RUSSELL SMITH, CLERK
By Z. THOMAS, Deputy

Environmental Coordinator of
Sacramento County, State of
California

By *Alcides Freitas*
Alcides Freitas
Environmental Coordinator

AF/11/12/5/83

ENVIRONMENTAL IMPACT SECTION
INITIAL STUDY

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NAME: SALVATION ARMY LODGE RENOVATION
AND SALVATION ARMY DAY CARE
RELOCATION

ASSESSOR'S PARCEL NO.: 002-041-58 and
003-074-06

CONTROL NO.: 85-SH-934

LOCATION: The project is located on the southeast corner of the intersection of North "B" Street and 12th Street; and on the west side of 21st Street, approximately 300 feet north of "C" Street, with the City of Sacramento.

APPLICANT:

Sacramento Housing and Redevelopment Agency
630 I Street
Sacramento, CA 95814

I. PROJECT DESCRIPTION:

The proposed project consists of (1) the renovation of the existing Salvation Army Lodge at 12th and North "B" Streets to provide emergency shelter resources for homeless single men and (2) approval of a special permit by the City of Sacramento to allow a day care facility at 204 21st Street.

II. ENVIRONMENTAL SETTING:

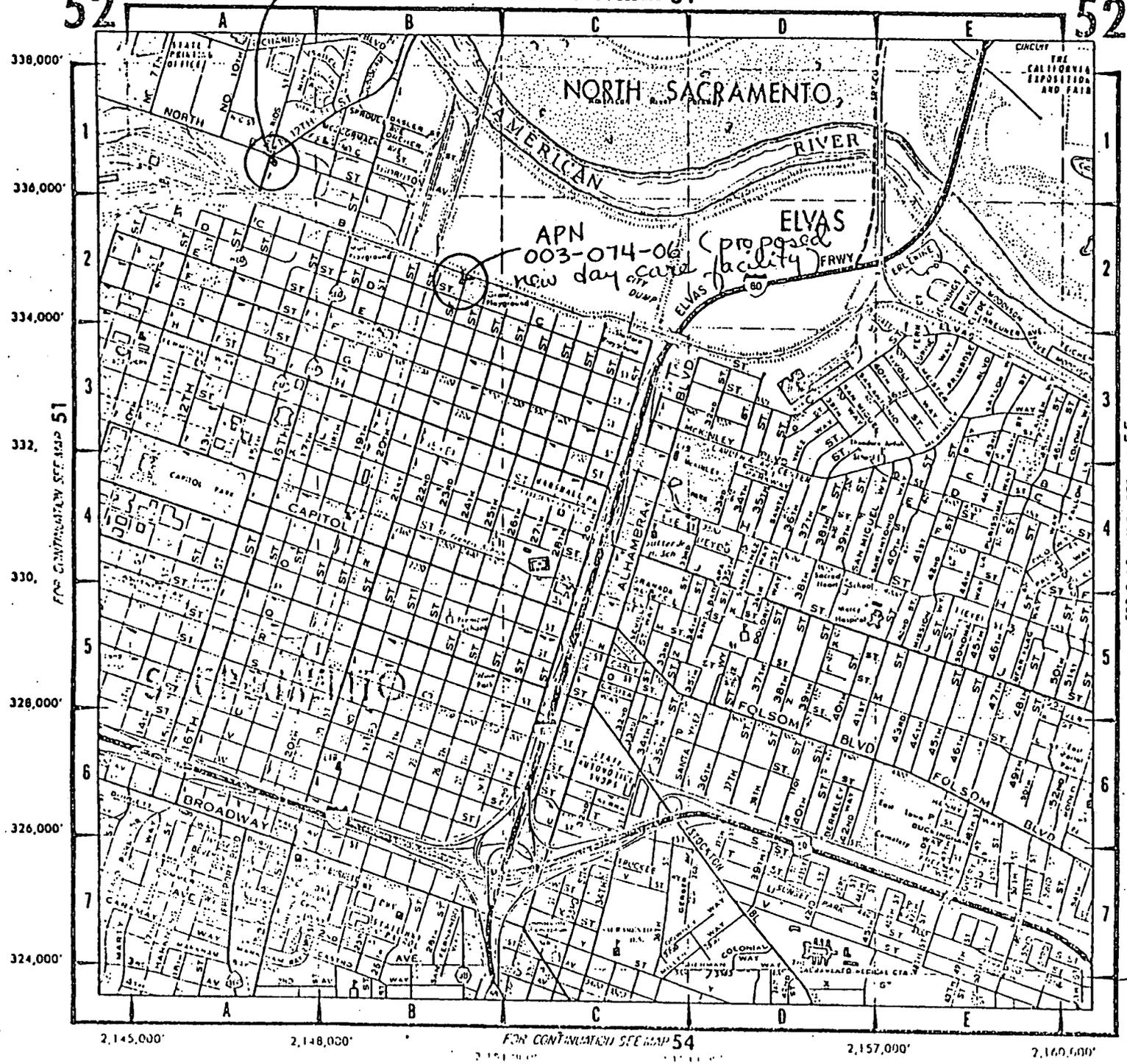
Both of the project parcels are located in intensively urbanized areas of downtown Sacramento. The Lower American River is approximately one-half mile to the north, the Sacramento River is approximately one and one-half miles to the west and the State Capitol is a short distance to the southwest.

Assessor's Parcel Number 002-041-58 is located within a developed industrial and commercial area at the north end of the central downtown area. The parcel is surrounded by developed industrial and commercial uses. North "B" Street provides street frontage on the north, and 12th Street provides street frontage on the west. No residential uses exist in the immediate project vicinity. The project parcel is developed with a one-story building, parking and landscaping. The building contains

APN 002-041-58 (existing Salvation Army Lodge)
FOR CONTINUATION SEE MAP 34

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FOR CONTINUATION SEE MAP 51

FOR CONTINUATION SEE MAP 55

FOR CONTINUATION SEE MAP 54

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Salvation Army facilities including an administrative office, family services and a child care center (for low income families).

Assessor's Parcel Number 003-074-06 is located at the north end of the developed downtown residential area, directly south of the Southern Pacific Railroad tracks. The parcel is surrounded by the SPRR tracks (on the crown of an 18+ foot embankment) on the north, the north dead-end terminus of 21st Street and Grant Park. (a one square block developed softball field) on the east, single family residences on the south and the Foremost Dairy garage on the west. The project parcel is developed with an old one story brick building, perimeter fencing and landscaping. Recent site improvements include a rear yard walkway, large sandbox and railroad tie planters with young shade trees.

III. ENVIRONMENTAL EFFECTS:

See Initial Study Checklist attached to the Negative Declaration and the following discussion.

Land Use: Section V of this Initial Study indicates the current land use designations and zoning for the two project parcels. Section II indicates existing land uses on surrounding property and on the project parcels. The following additional land use information is separated according to its applicability to project parcels.

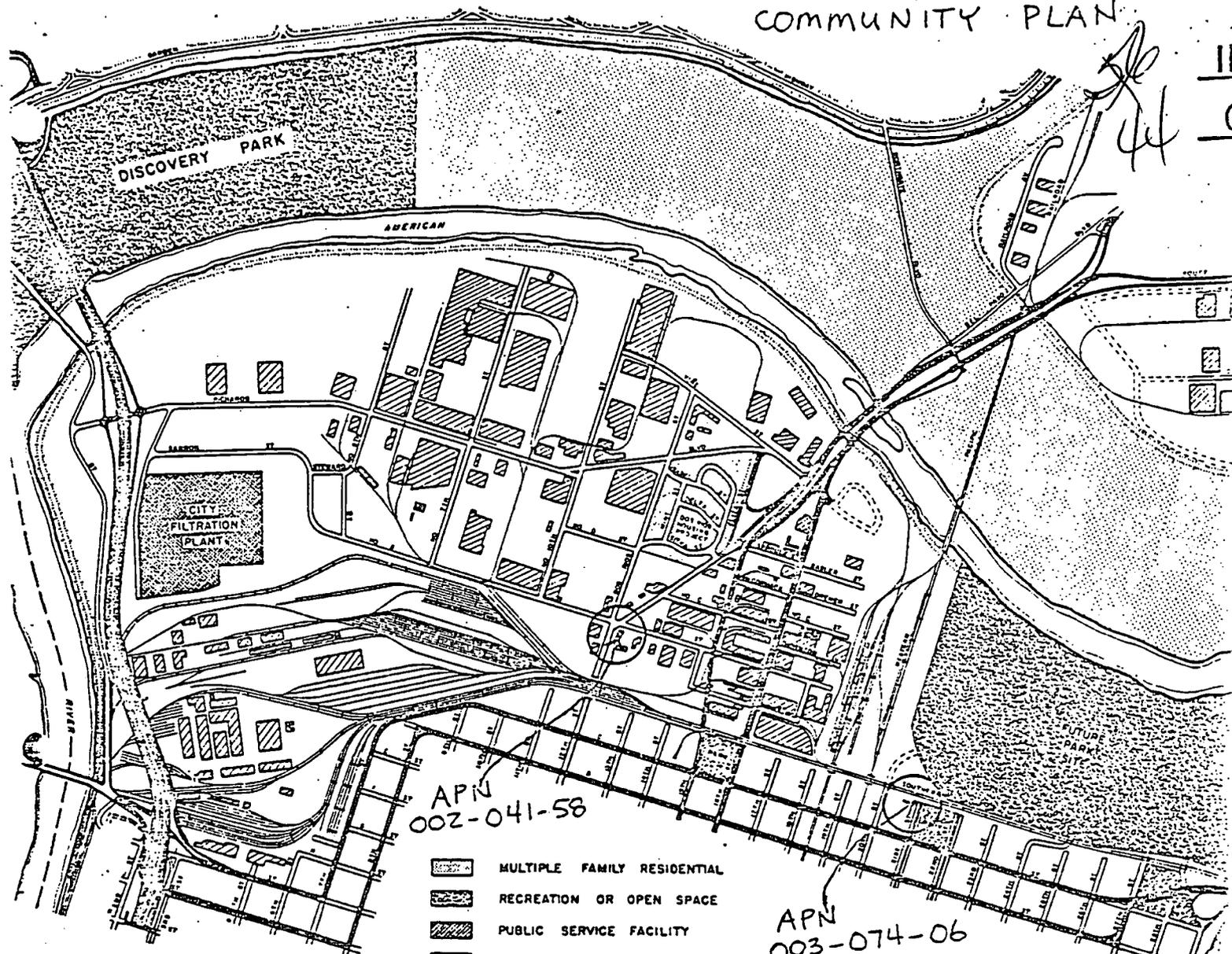
APN 002-041-58 .

The project proponent has provided the following land use information:

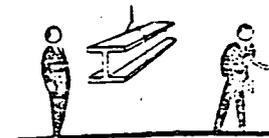
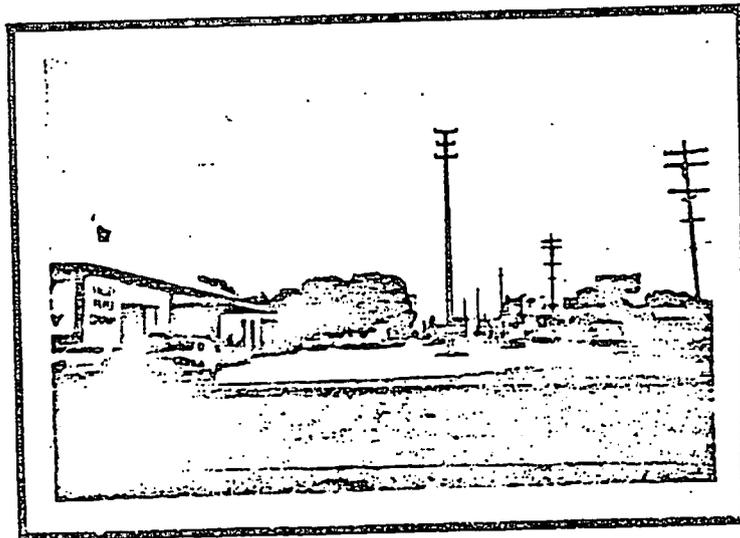
"Component Number 1 - Renovation and conversion of the Salvation Army facility at 12th and North B Streets into a shelter facility for 80 single (non-mentally ill, non-public inebriate) men. The current facility at that location is used as a meal site for indigents, and is now, in fact, a major point of convergence for homeless singles throughout the Sacramento area, well recognized as such. One of the problems which the Downtown merchants have complained about is the crosstown migration of people from the Front Street shelters to the Salvation Army meal facility. From this perspective, it would be useful to just convert the facility into a shelter, which is quite feasible. Its placement in a wholesale/warehouse industrial area mitigates its neighborhood impacts to some degree." (Malloy, 7/19/85)

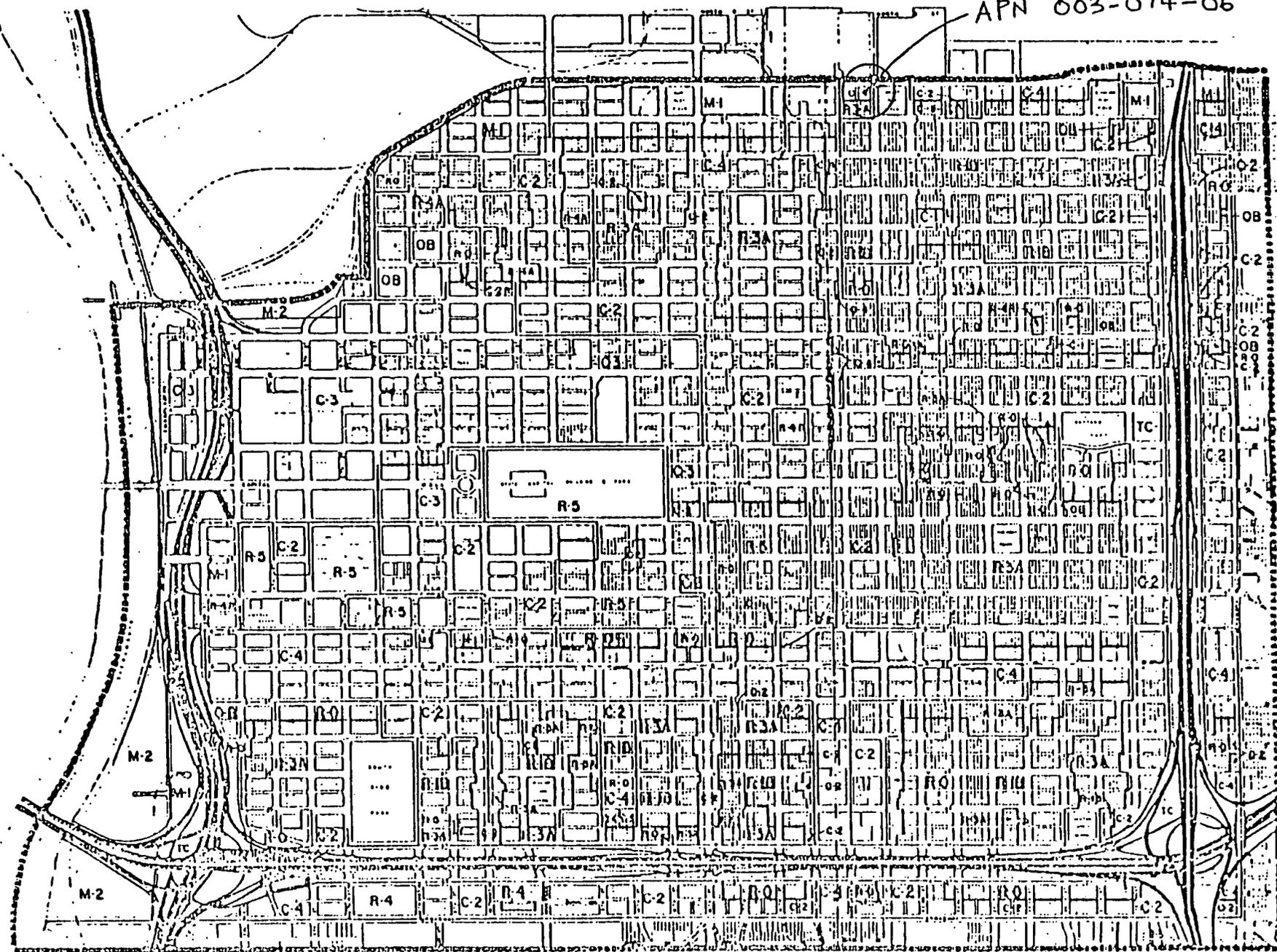
Residential land uses exist approximately one-quarter mile north and south of the site. Some of the residents in those areas may consider the proposed project to be an undesirable land use in the community.

INDUSTRIAL PARK COMMUNITY PLAN



-  MULTIPLE FAMILY RESIDENTIAL
-  RECREATION OR OPEN SPACE
-  PUBLIC SERVICE FACILITY
-  FLOOD PLAIN
-  INDUSTRIAL USE
-  NEW STATE FAIR SITE





(15)

central
Sacramento City California
study

LEGEND		ADOPTED ZONING	
R-1B	SINGLE FAMILY	C-1	LIMITED COMMERCIAL
R-3A	LIGHT DENSITY MULTIPLE FAMILY	C-2	GENERAL COMMERCIAL
R-4	MEDIUM DENSITY MULTIPLE FAMILY	C-3	CENTRAL BUSINESS DISTRICT
R-5	HEAVY DENSITY MULTIPLE FAMILY	C-4	HEAVY COMMERCIAL
R-0	RESIDENTIAL - OFFICE	M-1	LIGHT INDUSTRIAL
O-B	OFFICE BUILDING	M-2	HEAVY INDUSTRIAL
		T-C	TRANSPORTATION CORRIDOR

Scale in Feet
North

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APN 003-074-06

Single family residential land use abuts the site on the south, and extends southward along the west side of 21st Street and along other streets to the south. Neighborhood residents are presently affected by substantial traffic and on-street parking by employees of major commercial businesses (primarily the Almond Growers Exchange and Foremost Dairy) in the immediate project area. The current proposal could increase the traffic and on-street parking impacts upon nearby residents.

The single family residence directly south of the site could be adversely affected by noise generated by day care children using rear yard play facilities. This impact could be mitigated by the construction of a six foot high solid wall along the south boundary of the site.

Traffic and Parking (at the proposed day care facility site): As indicated in the preceding Land Use section, neighborhood residents are currently affected by traffic and on-street parking associated with nearby commercial businesses (primarily the Almond Growers Exchange and Foremost Dairy). The Director of the existing day care facility has indicated that the current day care enrollment is thirty-eight (38) children (Mosier, 7/19/85). The Sacramento Housing and Redevelopment Agency has indicated that the proposed new day care facility would accommodate thirty-eight (38) children (Whitney-Wise, 7/19/85). Assuming a staff of four employees, the new day care facility would generate approximately eighty morning trip ends and approximately eighty afternoon trip ends on neighborhood streets. In that the existing narrow dead-end street already accommodates traffic and parking for nearby businesses and users of Grant Park, the additional traffic and parking associated with the proposed day care facility are expected to somewhat aggravate the existing conditions.

Although the Sacramento Housing and Redevelopment Agency has indicated (Whitney-Wise, 7/19/85) that on-site parking is available, a site inspection on 7/19/85 revealed that no on-site parking presently exists. The Director of the day care center has indicated (Mosier, 7/19/85) that (1) day care employees would be required to park off-site along the street (2) three to five on-site parking spaces would be provided for parents to use while dropping off and picking up their children, and (3) during peak parking use periods at the existing day care facility, the normal maximum number of parent vehicles concurrently present is three.

Vegetation (at the proposed day care facility site): Vegetation on the proposed day care facility site includes a combination of large native black walnut trees, other native and ornamental trees and shrubs, and irrigated lawn. The primary native shrub species present on the site is blue elderberry, located near the northwest corner of the existing building. The importance of this plant is the fact that it is the host

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for a Federally "Threatened" species of beetle (valley elderberry longhorn beetle); therefore, removal of the plant would constitute a "taking" of the beetle which is illegal pursuant to the Federal Endangered Species Act. Recent exterior improvements on the site include the construction of railroad tie planters with 15-gallon shade trees. The largest and most attractive shade trees on the site are black walnuts in the rear yard play area.

• Noise (at the proposed day care facility site): The issue of noise has been considered from the following two perspectives:

1. The impact of noise associated with the adjacent SPRR tracks upon the proposed day care center.
2. The impact of day care center noise upon adjacent residents to the south.

The East/West Main Line of SPRR is located on the crown of an 18+ foot high embankment directly north of the site. According to the SPRR Dispatch Office, the following trains travel along these tracks between 8:00 AM - 5:00 PM on an average day:

2 passenger trains
8 freight trains
variable numbers of switch engines with fluctuating
numbers of cars attached

During the majority of each day, the day care children are involved in miscellaneous activities which would be only minimally affected by railroad noise. However, the day care children have a rest/sleep period between 1:00 - 2:30 PM each day, and it is likely that train noise may interfere with that period. The day care center Director has been asked about the potential for noise impact upon the facility operations, and her comments were as follows:

1. She has consulted with Salvation Army employees at the site, and they have indicated that while the noise may initially be a nuisance, people soon get used to it, and after that it is not a problem.
2. She has been on the property when trains have gone by, and considers the noise level to be acceptable.

Measures are suggested in the Environmental Mitigation Measures section of this Initial Study which would help to reduce the impact of train noise upon indoor activities at the proposed day care center.

Rear yard play/sandbox activities at the day care center may cause a nuisance noise impact upon residents immediately south of the site. A measure has been included in the Environmental Mitigation Measures section of this Initial Study to minimize that impact.

Aesthetic and Nuisance Conditions: Aesthetic and nuisance conditions associated with the project sites and the proposed project are as follows:

1. The proposed project would likely increase the intensity of use of the existing Salvation Army property (APN 002-041-58) and the surrounding vicinity by homeless men. Some owners of surrounding industrial and commercial property, as well as some residents who live approximately one-quarter mile north or south of that site, may consider that effect to be undesirable. Further, if excess homeless men beyond the capacity of the renovated building are attracted to the site, adverse nuisance conditions may have a spill-over effect onto surrounding properties.
2. The existing brick building on the proposed day care facility site is old and deteriorating. The project would generate substantial improvement to both the interior and exterior of the building.
3. Several new improvements to the appurtenant facilities (walkway, large sandbox, railroad tie planters, shade trees, etc.) have recently been installed.
4. Some of the existing on-site landscaping at the proposed day care site would have to be removed to provide the planned three to five parking spaces for parents.
5. Existing traffic/on-street parking conditions; which are currently congested in the vicinity of the proposed day care facility during peak use periods, would be incrementally worsened.
6. Periodic train noise adjacent to the proposed day care facility would affect facility operations, particularly the afternoon rest/sleep period.
7. Play area/sandbox area noise in the rear yard of the proposed day care facility may cause nuisance impacts to the adjacent residents to the south.

Additional information regarding several of these impacts is contained in preceding sections of this Initial Study. Aesthetic and nuisance impacts are often highly subjective, with opinions regarding their merits and importance based upon differing viewpoints of the observers. A very substantial portion of these impacts are related to social issues rather

than to changes in the physical environment. Section 15131 of the State CEQA Guidelines contains the following stipulations regarding the consideration of social effects in environmental documents:

"Economic or social information may be included in an EIR or may be presented in whatever form the agency desires... Economic or social effects of a project shall not be treated as significant effects on the environment... The focus of the analysis shall be on the physical changes."

IV. ENVIRONMENTAL MITIGATION MEASURES:

- A) During the processing of the special permit for the proposed day care facility, and with consideration given to all of the environmental issues addressed in this Initial Study, the City of Sacramento should:
 - a. Establish an appropriate maximum capacity for the facility, and
 - b. require an appropriate number of on-site parking spaces for parents to use when dropping off or picking up children. (Day care facility employees should be prohibited from parking in those spaces during peak use periods.)
- B) A six foot high solid wall should be constructed along the south property line.
- C) During the preparation of remodeling plans for the proposed day care facility building, the proponents shall retain a professional acoustical consultant to provide structural design recommendations for the attenuation of railroad noise. To the extent feasible, such measures should be incorporated into the remodeling work.
- D) The proponents should coordinate with the Dispatch Office of SPRR in an effort to schedule their various activities (particularly the rest/sleep period) to avoid or stringently minimize the impact of train noise on facility operations.
- E) The existing black walnut trees should be retained and incorporated into the permanent landscaping of the site.
- F) The existing blue elderberry bushes on the site shall be preserved and incorporated into the permanent landscaping.

V. COMPATIBILITY WITH EXISTING PLANS AND ZONING:

- A) General Plan: The Sacramento City General Plan Land Use Map indicates the property for industrial use (APN 002-041-58) and commercial use (APN 003-074-06).
- B) Community Plan: The Industrial Park Community Plan Land Use Map (1965) does not indicate a planned use for either parcel.
- C) Central City Study Plan: The Central City Study Plan Land Use Map does not include APN 002-041-58, but indicates APN 003-074-06 for C-4 (heavy commercial) use.
- D) Zoning: APN 002-041-58 is zoned for M-2 (heavy industrial) use and APN 003-074-06 is zoned for C-4 (heavy commercial) use.

The Sacramento City Zoning Code definitions of M-2 and C-4 zones are as follows:

M-2 Heavy Industrial Zone: This zone permits the manufacture or treatment of goods from raw materials. Like the M-1(S) zone, the M-2(S) zone has certain regulations designed to obtain industrial park developments that are in keeping with the modern concept of attractive, landscaped industrial plants.

C-4 Heavy Commercial Zone: This is a commercial zone designed primarily for warehousing, distribution types of activity, and those commercial uses having a minimum of undesirable impact upon nearby residential areas. As a result, a minimum of light manufacturing and processing is permitted.

- IV. This Initial Study has been prepared by Alcides Freitas, Lowell Young, Doug Peterson and Linda Quinday of the Sacramento County Environmental Impact Section staff.

INITIAL STUDY CHECKLIST

SACRAMENTO COUNTY
ENVIRONMENTAL IMPACT SECTION

CONTROL NO. 85-SH-934

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Could/Would the project:	YES	MAYBE	NO	
1) significantly affect Regional air quality?			X	
2) significantly affect local air quality?			X	Negligible modifications to existing local air quality conditions.
3) contribute to the removal of significant amount of prime agricultural land from agricultural production?			X	
4) create the potential for property damage following completion of the project due to existing or altered soil and/or slope conditions?			X	
5) be adversely affected by other geologic or seismic hazards?			X	
6) cause erosion or siltation resulting in severe water quality impacts or damage to adjacent properties?			X	
7) have substantial effect on the supply or consumption of a mineral resource?			X	
8) significantly affect ground or surface water supply or quality?			X	
9) substantial affect, or be affected by flooding?			X	
10) adversely affect populations of unique, rare or endangered plants or animals, or their habitat?			X	Existing blue elderberry bushes (host plant for a Federally "Threatened" beetle) would be preserved and incorporated into the permanent landscaping of the site.
11) significantly affect resident or migratory wildlife or their habitat?			X	
12) affect or result in the removal of critical habitat, such as riparian and wetland plant associations?			X	
13) affect or result in the removal of prominent, heritage, or landmark trees, or otherwise aesthetically important plant forms?			X	
14) affect sites of archaeological or historical importance?			X	

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	YES	MAYBE	NO	
15) be in conflict with adopted General, Community, or specific plans of Sacramento County?			X	
16) conflict with adopted plans of agencies or jurisdictions other than Sacramento County?			X	The project includes a special permit by the City of Sacramento for a day care facility.
17) require major modification of, or adversely affect, public facilities?			X	
18) have a substantial affect upon transportation facilities?			X	Negligible changes to travel patterns of day care facility traffic.
19) have a substantial affect on energy demands?			X	
20) substantially affect the quantity of open space in an area, or severely and adversely change the visual character of the project site?			X	Some observers may disagree.
21) generate average or peak noise levels that would seriously affect the health or general well-being of any nearby people?		X		Noise generated in the rear yard play area of the proposed day care facility may create nuisance conditions for adjacent residents to the south.
22) expose future residents or site users to existing or future noise levels that could seriously affect their health or general well-being?		X		Adjacent train noise may adversely affect day care facility operations, particularly the daily rest/sleep period.
23) cause significant shifts in employment or income characteristics of the community?			X	Some observers may disagree.
24) have a substantial and demonstrable negative aesthetic affect?		X		Possibly, to some observers.
25) breach published national, state, or local standards relating to solid waste or litter control?			X	A negligible increase in neighborhood litter may result from the project.
26) induce substantial growth or concentration of population?			X	
27) displace a large number of people, or disrupt or divide an established community?			X	Opinions of community residents probably differ re: the desirability of the project.
28) involve a risk of an explosion or the release of hazardous substances in the event of an accident or upset conditions?		X		Day care facility children may be exposed to hazardous chemicals in the event of a potential future train accident.
29) involve possible interference with an emergency response plan or an emergency evacuation plan?			X	
30) result in creation of any health hazard or potential health hazard, or expose people to potential health hazards?		X		See comment for item 28.

MEMORANDUM

TO: WILLIAM H. EDGAR, EXECUTIVE DIRECTOR SHRA
FROM: LORRAINE MAGANA, CITY CLERK
SUBJECT: REFERRAL OF ITEM NO. 44, COUNCIL
AGENDA OF September 3, 1985
DATE: September 6, 1985

Pursuant to Council action, the following matter is referred to you:

Requested timeline to be developed regarding funding of facility, policy of running facility, and Detoxification Center be moved outside City limits.

LM/mls/44

1. The first part of the document is a list of names.

2. The second part is a list of dates.

3. The third part is a list of locations.

4. The fourth part is a list of events.

5. The fifth part is a list of people.

6. The sixth part is a list of organizations.

7. The seventh part is a list of activities.

8. The eighth part is a list of results.

9. The ninth part is a list of conclusions.

10. The tenth part is a list of recommendations.

11. The eleventh part is a list of suggestions.

12. The twelfth part is a list of notes.

13. The thirteenth part is a list of references.

14. The fourteenth part is a list of sources.

15. The fifteenth part is a list of acknowledgments.

16. The sixteenth part is a list of appendices.

17. The seventeenth part is a list of indexes.

18. The eighteenth part is a list of footnotes.