



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

July 7, 1983

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Environmental and Project Findings of Fact for Mercy Hospital Master Plan  
(P82-195)

SUMMARY

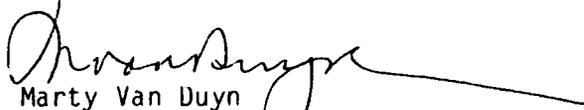
The City Council on July 5, 1983 indicated an intent to approve Mercy Hospital Master Plan based upon Findings of Fact due July 19, 1983. Attached are the necessary environmental findings and rezoning ordinance for your consideration.

RECOMMENDATION

The staff recommends the City Council approve the project by:

1. Adopting the attached resolution of findings that the EIR is adequate, that the EIR has been prepared in compliance with the State CEQA Guidelines, that the City Council considered the information contained in the EIR, and that the identified environmental impacts will be mitigated to a less than significant level by the conditions placed on the project.
2. Adopting the attached rezoning ordinance from Residential-Office (R-0) to Hospital (H) for the project site.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

  
for Walter J. Slipes, City Manager

APPROVED  
BY THE CITY COUNCIL

JUL 19 1983

OFFICE OF THE  
CITY CLERK

July 19, 1983  
District No. 3

MVD:TM:cp7q  
Attachments  
P82-195

# RESOLUTION No. 83-551

Adopted by The Sacramento City Council on date of

APPROVED  
BY THE CITY COUNCIL

A RESOLUTION ADOPTING FINDINGS RELATIVE TO THE ENVIRONMENTAL EFFECTS OF THE MERCY HOSPITAL PROJECT JUL 19 1983 (P82-195)

OFFICE OF THE CITY CLERK

WHEREAS, the City Council of the City of Sacramento at a duly noticed public hearing on July 5th, 1983, received and considered evidence, both oral and written, on the Mercy Hospital project (P82-195) ("the project") and the draft and final Environmental Impact Reports ("EIR") documenting the environmental effects of the project; and

WHEREAS, the City Council at said hearing determined that the EIR was adequate and had been prepared in compliance with the California Environmental Quality Act (CEQA) and the Guidelines for Implementation of CEQA, 14 California Administrative Code Section 15000 et. seq. and considered the information contained in the EIR; and

WHEREAS, the City Council at said hearing, based on all the evidence in the record before it, including but not limited to the EIR, the staff report on the project, the oral and written testimony submitted at the hearing, and all other documentary evidence before the Council, approved the project subject to adoption of the requisite findings of fact at its July 19, 1983 meeting.

NOW, THEREFORE, the City Council of the City of Sacramento hereby resolves as follows:

The City Council hereby finds that the project will not have a significant adverse effect on the environment because the potentially significant impacts identified in the EIR will be mitigated and reduced to a less than significant level by the conditions placed on the project, as follows:

1. Indirect Land Use Impacts: The potential significant impact of encouraging the establishment of additional medical offices, including the conversion of residential units, will be addressed upon receipt of such applications. At the time of public hearings of such requests, the Council and Planning Commission will consider the individual and cumulative impacts of such requests. Therefore, this potentially significant impact is considered to be reduced to less than a significant level.
2. Construction Parking Impacts: The temporary loss of 140± on-site parking spaces during the construction phase of the parking structure is mitigated by conditions (2), (3), and (7) of the special permit which require retention of two off-site parking lots as well as free shuttle service to these lots

during the construction phase of the parking structure. Condition (7) of the special permit also requires the submittal of a short-term Parking Management Plan which provides for the optimum utilization of all on-site parking spaces during the construction phase of the parking structure. These three measures will reduce the impact of a temporary reduction of on-site parking spaces to less than a significant level.

- 3. Air Quality Impacts: The potential significant impact of violating State and Federal 8 hour CO standards within 200-300 feet of the proposed parking structure is mitigated by conditions (6), (8), (9) and (13) of the special permit. These conditions require the implementation of a Parking Management Plan designed to achieve compliance with CO standards, a post construction monitoring of the CO levels to assure compliance, and provisions for additional corrective measures to achieve compliance with State or Federal standards if determined by the post construction monitoring as necessary. These measures will reduce CO levels to ranges well within State and Federal concentration and therefore reduce this potentially significant impact to less than a significant level.
- 4. Construction Noise: The temporary impact of construction noise is mitigated by condition (4) of the special permit which restricts construction activity between the hours of 7:00 a.m. and 5 p.m. on weekdays and requires the installation of noise reduction devices on the heavy construction equipment.

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MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P82-195

TM:cp7q

# ORDINANCE NO. 83-085

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY BOUNDED BY H, 41st, J and 39th STREETS

FROM THE RESIDENTIAL OFFICE (R-0) ZONE(S)

AND PLACING SAME IN THE HOSPITAL (H) ZONE(S)

(FILE NO. P-83-195 )(APN: 008-034-37,38,39,40,43)

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

## SECTION 1.

The territory described in the attached exhibit(s) which is in the Residential-Office (R-0) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Hospital (H) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

## SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

APPROVED  
BY THE CITY COUNCIL

JUL 19 1983

OFFICE OF THE  
CITY CLERK

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

LEGAL DESCRIPTION OF SITE

That certain real property, situate in the City of Sacramento, County of Sacramento, State of California, lying in the blocks bounded by 'H' Street, 'J' Street, 39th Street, and 41st Street, and being more particularly described as follows:

Commencing at a point on the West line of Eastmont Subdivision as shown on the map thereof, recorded May 4, 1922, in Book 16 of Maps, Map Number 50, in the office of the County Recorder of Sacramento County, California, which bears South 70° 30' East, distant 334.82 feet more or less, from the Southeast corner of Lot 15 of the McIntyre Tract, according to the amended plat thereof, recorded October 31, 1904, in Book 5 of Maps, Map Number 52; thence, from said point of beginning the following courses and distances 1) North 70° 30' 00" West, 749.210 feet, 2) a curve concave to the right, radius of 25.00 feet, whose cord bears North 08° 02' 39" West, 5.273 feet, 3) North 01° 59' 25" West, 58.37 feet, 4) a curve concave to the right, radius of 180.70 feet, along a cord North 01° 01' 03" West 6.135 feet, 5) North 20° 57' East, 30.245 feet, 6) North 70° 30' West, 8.633 feet, 7) along a curve concave to the right, radius of 180.70 feet, along a cord North 15° 24' 43" East, 34.873 feet, 8) North 20° 57' 00" East, 5.20 feet, 9) South 70° 30' 00" East, 112.589 feet, 10) North 21° 12' 00" East, 160.019 feet, 11) North 70° 30' 00" West, 113.288 feet, 12) North 20° 57' 00" East, 40.00 feet, 13) South 70° 30' 00" East, 113.462 feet, 14) North 21° 12' 00" East, 44.005 feet, 15) South 70° 30' 00" East, 352.491 feet, 16) North 22° 47' 00" East, 35.058 feet, 17) North 70° 30' 00" West, 163.267 feet, 18) North 20° 57' 00" East, 179.15 feet, 19) North 70° 30' 00" West, 70.50 feet, 20) North 20° 57' 00" East, 8.180 feet, 21) North 21° 06' 38.4" East, 175.096 feet, 22) South 70° 35' 00" East, 100.00 feet, 23) South 21° 06' 07.9" West, 183.421 feet, 24) South 70° 30' 00" East, 139.508 feet, 25) North 22° 47' 00" East, 183.862 feet, 26) South 70° 35' 00" East, 417.838 feet, 27) a curve concave to the right, radius of 15 feet, along a cord South 23° 56' 30" East, 21.812 feet, 28) South 22° 42' 00" West, 27.011 feet, 29) North 70° 30' 00" West, 100.00 feet, 30) South 22° 42' 00" West, 85.48 feet, 31) South 70° 30' 00" East, 100.00 feet, 32) South 22° 42' 00" West, 100.00 feet, 33) North 70° 30' 00" West, 100.00 feet, 34) South 22° 42' 00" West, 100.00 feet, 35) South 70° 30' 00" East, 100.00 feet, 36) South 22° 42' 00" West, 50.00 feet, 37) North 70° 30' 00" West, 100.00 feet, 38) South 22° 42' 00" West, 150.00 feet, 39) South 70° 30' 00" East, 100.00 feet, 40) South 22° 42' 00" West, 50.00 feet, 41) North 70° 30' 00" West, 100.00 feet, 42) South 22° 42' 00" West, 200.00 feet more or less to the point of beginning.

Containing 11.045 acres more or less.

CITY PLANNING DEPARTMENT

AUG 13 1982

RECEIVED

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July 20, 1983

William K. Retzer  
4001 J Street  
Sacramento, CA 95819

Dear Mr. Retzer:

On July 19, 1983, the Sacramento City Council took the following action(s) regarding the Mercy Hospital Project:

Adopted Resolution No. 83-551 findings relative to the environmental effects of the Mercy Hospital Project. Adopted Ordinance No. 83-085 changing residential office (R-0) to Hospital (H).

Enclosed, for your records, are fully certified copies of above referenced documents.

Sincerely,

Lorraine Magana  
City Clerk

LM/km/20  
Enclosure

cc: Planning Department