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**DEPARTMENT OF  
PUBLIC WORKS**

ENGINEERING DIVISION

THOMAS M. FINLEY  
ENGINEERING DIVISION MANAGER

**CITY OF SACRAMENTO**  
CALIFORNIA

927 TENTH STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2705

916-449-8220

CONSTRUCTION SECTION  
640 BERGUT DRIVE  
SUITE B  
SACRAMENTO, CA  
95814-0131

916-449-5282

February 2, 1988

Budget and Finance Committee  
Sacramento, California

Honorable Members In Session:

**SUBJECT:** Fairytale Town Entry and Gift Shop (PN:NA22) - Resolution Approving  
Negative Declaration

SUMMARY

The Environmental Coordinator finds that this project will not have a significant adverse affect on the physical environment and, therefore, recommends that the project and a Negative Declaration be approved by the City Council.

BACKGROUND

In accordance with the State EIR Guidelines for implementation of the California Environmental Quality Act of 1970, dated June 1986, an initial study was performed. As a result of this study, it was determined that the Fairytale Town Entry and Gift Shop would not have a significant adverse affect on the physical environment, and a Draft Negative Declaration was prepared.

On November 30, 1987 the Negative Declaration was filed with the County Clerk. On December 3, 1987 Notice of Opportunity for Public Review of the Draft Negative Declaration was published in the Sacramento Union. The attached comments were received from the Association to Preserve Land Park and the attached responses were coordinated with the Association.

The project will provide a more efficient ticket booth, an office for the facility manager and a small gift shop area for the use of the Fairytale Town patrons.

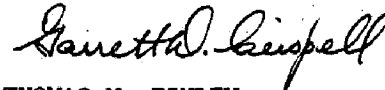
Budget and Finance Committee  
Fairytale Town (PN:NA22)  
February 2, 1988  
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RECOMMENDATION

The Environmental Coordinator recommends that Budget and Finance consider the report and forward it to the full City Council for adoption of the resolution which will:

1. Determine that the proposed project will not have a significant effect on the environment;
2. Approve the Negative Declaration;
3. Approve the project; and
4. Authorize the Environmental Coordinator to file a Notice of Determination with the County Clerk.


Respectfully submitted,

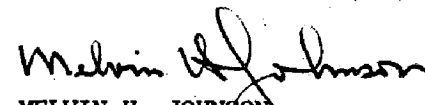


for THOMAS M. FINLEY  
Engineering Division Manager

Recommendation Approved:

Approved:

  
JACK CRIST  
Deputy City Manager

  
MELVIN H. JOHNSON  
Director of Public Works

GDC:bh  
ED1-13.A  
1.2788

February 9, 1988  
District 4

Attachment

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

## RESOLUTION APPROVING NEGATIVE DECLARATION FOR FAIRYTALE TOWN ENTRY AND GIFT SHOP

WHEREAS, on November 30, 1987 the Environmental Coordinator of the City of Sacramento filed a Negative Declaration with the County Clerk of Sacramento for the following proposed City initiated project:

Fairytale Town Entry and Gift Shop

WHEREAS, the prescribed time for receiving appeals has elapsed, and no appeals were received.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. That the proposed project, Fairytale Town Entry and Gift Shop, will not have a significant affect on the environment.
2. That the Negative Declaration for the above-referenced project is hereby approved.
3. That the above-described project is hereby approved for replacement of the existing entrance building and construction of a new ticket booth which will include an office for the manager and a small gift shop area.
4. That the Environmental Coordinator is authorized to file with the County Clerk a Notice of Determination for said project.

\_\_\_\_\_  
MAYOR

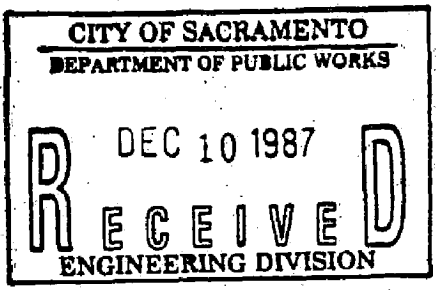
ATTEST:

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

ED1-13.A



December 10, 1987



Mr. Thomas M. Finley  
Environmental Coordinator of  
the City of Sacramento  
927 10th Street  
Sacramento, CA 95814

Dear Mr. Finley:

Thank you for sending us copies of the initial studies and negative declarations for the Fairytale Town Entry and Gift Shop and the Sacramento Zoo Gift Shop and Entry. Our comments follow.

These documents do not fulfill the requirements of the California Environmental Quality Act (CEQA). An environmental impact report (EIR) is required. The projects are the first permanent changes in William Land Park to convert it to a "regional park" and create "an inter-related family entertainment, wildlife education and wildlife conservation center," as presented at the March 28, 1985 and May 23, 1985 public hearings. The projects are components of the larger project which is the subject of a master plan and an EIR and their individual and cumulative impacts would permanently change the character of William Land Park.

CEQA Guidelines Section 15064(c) also supports the EIR requirement. Commercialization of the park was one of the objections raised at the hearings. Our organization of more than 700 households has regularly objected to these and other commercial ventures in the park. The initial studies were prepared after we specifically objected to the projects.

The project descriptions in the negative declarations and initial studies are inadequate to evaluate the impacts. Reasonably specific project locations are not given. The descriptions of the environmental settings are inadequate. Therefore the documents must be rewritten and new review periods started. (See Guidelines Section 15063(f) and Appendix H.)

The initial study for the zoo gift shop and entry says that it complies with a 1984 Parks Master Plan. I would like to review that plan and the environmental document that was written to implement it. Please have the appropriate person call me at 445-9517 to arrange for the review.



The following specific comments are based on drawings that were prepared about one year ago. As stated earlier, adequate project descriptions have not been provided.

Fairytale Town Entry and Gift Shop

- I 5 - The statement is false. The project as constituted is not in the CIP.
- II 3e - The runoff from rainfall and irrigation striking the structure would lower the water quality in the existing moat, adding turbidity and adversely affecting the ducks.
- II 18 - The project would destroy the aesthetics of the existing entrance to Fairytale Town.
- II 21d - "Yes" must be checked. See previous comment.
- III 14d & 19 Gift shops, offices and enlarged ticket booths do not "increase the level of recreational public services" or "increase the quality and quantity of existing recreation opportunities."
- V - The office part of the project could be located in City or rental offices located outside the park or constructed as part of one of the theme structures. The shop, if one is needed at all, could be located elsewhere in Fairytale Town.
- VI - The determination is incorrect. The impacts identified must be mitigated.

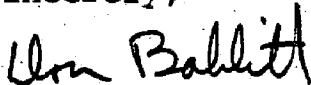
Zoo Gift Shop and Entry

- I 5 - The source of funds is not identified. The checklist is therefore incomplete.
- II 13c, d & f Construction of the project would disrupt pedestrian, bicycle, automobile and bus traffic near the entrance to the zoo.
- II 18 - The project would significantly degrade the aesthetics of the park and zoo. The project site is highly visible to park and zoo users and travelers on Land Park Drive.
- II 21d - "Yes" must be checked. See comments II 18, III 3d and IV 3d.

- III 3d - The additional runoff would be small but it would compound an existing problem. See page 7-16 of the draft Sacramento General Plan update.
- III 14d & Same comment as for Fairytale Town.  
19
- IV - This section contains several numbering errors and needs to be corrected.
- IV 3d - The only solution to the drainage problem is major reconstruction of the park and neighborhood drainage system. Retardation for even 24 hours would not be sufficient.
- V - The gift shop, if one is needed at all, could be located elsewhere in the zoo. The offices could be located outside the park. A design that improves rather than degrades the entrance could be developed. Restructuring much of the existing entrance may be necessary. Deferring the project until the additional funds are available may be required.
- VI - The determination is incorrect. The impacts identified must be mitigated.

Obviously, action would not be required on all the above comments if the projects were dropped or deferred and considered as parts of the master plan EIR. We have provided all of them at this time so as not to be the cause of unnecessary delays in zoo or park improvements.

Sincerely,



Don Babbitt, Chairman  
Board of Directors

cc: Mayor Anne Rudin  
James P. Jackson, City Attorney  
APLP Legal Committee



DEPARTMENT OF  
PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY  
ENGINEERING DIVISION MANAGER

January 28, 1988

Mr. Don Babbitt, Chairman  
Board of Directors  
Association to Preserve Land Park  
1008 10th Street, #191  
Sacramento, CA 95814

Dear Mr. Babbitt:

In your letter of December 10, 1987, you made comments on the environmental documents for two projects. We will provide the responses to those comments in separate letters. This letter will provide the responses to the comments on the Fairytale Town project and we will provide the responses to the comments on the Sacramento Zoo project at a later date. It would appear that your general comments are directed primarily at the Sacramento Zoo entry and gift shop project.

The Fairytale Town project will not be part of a "conversion" of Land Park to a regional park, because Land Park already is a regional park in accordance with the definition of a regional park. The project is the replacement of an inadequate entrance facility of less than 100 square feet, having a single ticket window by a building of less than 500 square feet, housing two ticket windows, a small gift shop and a facility manager's office. The negative declaration for the Fairytale Town project fulfills the requirements of the California Environmental Quality Act for this small construction project.

Section 15064 (c) would require the preparation of a draft EIR if the City had determined that the environmental change would be significant. In the case of the Fairytale Town entry and gift shop project, the City has listed the mitigation measures to be taken that will reduce any environmental impacts to the insignificant level.

Appendix H of the CEQA Guidelines is one of the suggested forms for the completion of an initial study. However, as Section 15063 (f) points out, a lead agency is free to design its own form for the initial study. The City of Sacramento has chosen to use the format presented in Appendix I. A specific

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Mr. Don Babbitt, Chairman  
Fairytale Town  
January 28, 1988  
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location for the project deals with the entrance gate, it was believed that it would be understood that the project site would be at the entrance to Fairytale Town.

The Fairytale Town Entry/Gift Shop is designed to be within the existing fence boundaries of Fairytale Town.

The Department of Parks and Community Services reports that the Fairytale Town Entry/Gift Shop has been endorsed by the Board of Directors of Fairytale Town and the Land Park Lions Club. Both organizations are anxious to get started on the project.

The following responses are made to your specific comments on the Fairytale Town project:

- I.5 This project was listed in the 1985-90 CIP Budget as "Fairytale Town Concessions and Administrative Office". It is again mentioned in the 1987-88 Budget (page 286) as "Ticket Booth/Office/Gift Shop".
- II.3e The proposed building will be less than 500 square feet and thus would result in an insignificant increase in run-off into the moat. The existing run-off enters the moat and there is no documented case of it ever having had an ill-effect on the ducks. The moat is drained and cleaned on a weekly basis.
- II.18 This is a subjective statement. The project was designed by a local architect, Mr. Lee A. Watters. Mr. Watters has worked with the City staff and Board of Directors of Fairytale Town for more than two years on the design of the building so as to enhance the entrance to Fairytale Town. It is designed as an "Old English style" building, which will blend in nicely with the castle set and much of the architecture around Land Park. It will act as a theme set in Fairytale Town. The Fairytale Town Board of Directors, which is the citizen's advisory group for this facility, has endorsed this renovation and improvement to Fairytale Town.
- II.21d The project will not have environmental affects which will cause substantial adverse effects on human beings.
- III.14d & III.19 By having two ticket windows available, visitors will be able to pay and enter without waiting in line on crowded days. At the gift shop, visitors will be able to purchase "fun" gifts related to fairytales. Many people consider shopping to be a recreational activity. Profits from the gift shop will directly benefit improvements to Fairytale Town. This attractive small building

Mr. Don Babbitt, Chairman  
Fairytale Town  
January 28, 1988  
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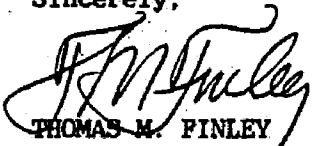
will improve the appearance of the Fairytale Town entrance. All of these features combine to increase the level of recreational public service.

V. It is very important for the operation of this extremely popular children's attraction to have an on-site manager, who should be located close to the source of income for the facility. Staff has been advised by gift shop consultants that a shop near the main entrance/exit is much more profitable than other locations because people tend to shop for gifts when they are on their way out of the facility so that they are not required to carry parcels while they are looking at the various sets.

VI. This project has no significant affect on the environment, as shown in the above statements.

If you or any members of your organization have any further questions on the Fairytale Town project, please see Steve Taylor at the Zoo office. He would be very glad to show you concept drawings and plans or discuss timelines with you.

Sincerely,



THOMAS M. FINLEY  
Environmental Coordinator

TMF:rh  
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