

MINUTES

OF THE

**SACRAMENTO CITY COUNCIL
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
HOUSING AUTHORITY OF THE CITY OF SACRAMENTO
ECONOMIC DEVELOPMENT COMMISSION
PARKING AUTHORITY OF THE CITY OF SACRAMENTO
SACRAMENTO CITY FINANCING AUTHORITY**

REGULAR MEETING

June 18, 1996

CALL TO ORDER

The Regular Meeting of the Sacramento City Council was called to order by Mayor Serna at 7:00 p.m. p.m. on the above date in the City Council Chamber located at 915 I Street.

ROLL CALL

Present: Councilmembers Cohn, Fargo, Kerth, Ortiz, Pannell, Steinberg, Waters, Yee and Mayor Serna

Absent: None

PLEDGE OF ALLEGIANCE was led by Mayor Serna

9.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

9.1 Certificates of appreciation for members of the Affirmative Action Advisory Committee, Johnnie Mae Conner and Alida E. Martinez; Sacramento Heritage Board of Directors, Ken Wemmer; and Civil Service Board, Dora Huntzing.

None of the honorees were present to receive their certificates.

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THIS ITEM WAS HEARD OUT OF SEQUENCE

- 10.2 A. Appeal of the Planning Commission decision approving the following entitlements for the Country Day School, located at 2636 Latham Drive: (P94-025) (1) Negative Declaration; (2) Mitigation Monitoring Plan; (3) Special Permit for a 20-year phased Master Plan for the Country Day School which would expand from 47,200 square feet to 79,910 square feet (APN:293-007-001,002,& 009); (4) Lot line adjustment to merge three parcels totaling 11.15 acres into one parcel.
- B. Negative Declaration (revised)
- C. Mitigation Monitoring Plan (revised)
- D. Rezone ±1.73 acres from Agriculture (A) to Single Family Residential (R-1) (PFP'd 3/5/96, item 1.8)
- E. Special Permit (revised) for a 20-year phased Master Plan which would expand an existing private school from 47,200 square feet to 71,140 square feet (with High School) or to 63,140 square feet (without High School) on ±11.15 acres in the Single Family Residential (R-1) and square feet (with High School) or to 63,140 square feet (without High School) on ±11.15 acres in the Single Family Residential (R-1) and Agriculture (A) zones
- F. Lot Line Adjustment to merge three parcels totalling ±11.15 acres into one parcel

Steve Peterson, Senior Planner, said that on April 5, 1996 the School submitted a revised Master Plan proposal to expand the school in three phases for a total maximum buildout of 71,140 square feet (High School remains on site option) or 63,140 square feet (High School moves off-site option).

Some background information regarding the project was provided by staff: This is an appeal of the Planning Commission's ratification of the Negative Declaration and the Mitigation Monitoring Plan, approval the Special Permit and Lot Line Adjustment and recommended approval of the Rezone. The Special Permit and related entitlements approved by the Planning Commission allowed for a 20-year phased Master Plan to expand an existing school facility from 47,200± square feet to 79,910± square feet and increase student enrollment from the previously permitted 422 students to 600 students. The appeals were filed by DeCuir & Somach on behalf of the Sierra Oaks Homeowners Association.

The homeowners were concerned regarding potential traffic, parking and neighborhood impacts associated with the project. Several meetings were recently held between representatives of the School and the Sierra Oaks Homeowners (appellate), with assistance from Councilmember Cohn and City staff, to discuss possible modifications to the School's Master Plan.

Based on these discussions, a preliminary agreement was reached which reduced the potential enrollment and building program and included additional commitments to parking and traffic mitigation.

Key differences between the original Planning Commission approved project (under appeal) and the revised project are:

- * Commitment by the School to take specific steps to move the high school to another location before the total enrollment reached 545 students
- * A less intensive building expansion program of 71,140 square feet (if high school stays); 63,410 square feet (if high school moves), compared to 79,910 square feet under the original proposal
- * A lower student enrollment at buildout of 564 students (without high school) or 544 students (with 144 high school students) compared to original request for 600 total/200 high school students
- * Ongoing commitment to implement an aggressive Transportation Management Plan includes an off-site parking lot and shuttle program, car pooling, parent and driver education program which has already proved effective in reducing the traffic and parking impacts in the neighborhood
- * Establishment of a Mitigation Monitoring Committee comprised of neighbors, school representatives and a City official to resolve disputes between the school and neighbors in a quick and fair manner.

Mr. Peterson said that traffic mitigation would be implemented; as enrollment increases, the traffic would be monitored on a regular basis. Interested parties had reached a compromise; there would be a less building program; the high school would be off-site. He noted for the record revised Special Permit conditions as outlined on page 11, referencing the exhibit which defines the vicinity of the area parking; and page 18, revised Special Permit conditions which added language required by the Fire Department on Phase I.

Brian Holloway, representing Sacramento Country Day School, said he approved of the revisions, and had no further questions.

Donald Gilbert, representing the Sierra Oaks Homeowners Association, said he approved of the compromise, and expressed his thanks to Councilmember Cohn for his assistance, as well as the City Attorney's Office.

Councilmember Cohn said he was pleased that both sides support the compromise, that it was better for the community as a whole. He expressed his thanks to representatives of Country Day School, the Neighborhood Association, and City staff who had worked to effect the solution.

Mayor Serna expressed his thanks to all for bringing the issue to a successful conclusion. He said it was best to resolve such issues at the neighborhood level.

Brian Holloway expressed his thanks to Councilmember Cohn, neighborhood representatives, and City staff.

A motion was made by Councilmember Cohn, seconded by Councilmember Fargo, to close the hearing, approve findings of fact denying the appeal approving the special permit and lot line adjustment; ratify the negative declaration; approve the mitigation monitoring plan; approve the special permit; approve the lot line adjustment, and adopt Ordinance 96-036. The motion carried by a 9-0 vote.

ORDINANCE NO. 96-036

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, FOR PROPERTY LOCATED AT 2636 LATHAM DRIVE (COUNTRY DAY SCHOOL) BY REMOVING 1.73± ACRES FROM THE AGRICULTURAL (A) ZONE AND PLACING THE SAME IN THE STANDARD SINGLE FAMILY (R-1) ZONE (P94-025) (APN: 293-0070-001)

11.0 STAFF REPORTS - Neighborhood/Public Safety

THIS ITEM WAS HEARD OUT OF SEQUENCE.

11.1 Sacramento START Program Status Report. (D-All)

Gary Little, Area Director of START, said that the staff report encompassed detailed information regarding the Sacramento START program from its inception in November 1995 through the close of the current school year. It also provided an overview comparison between the START program and the 4th R School Aged Child Care Program. Mr. Little requested from Council an amendment of the FY1995-96 Operating Budget of the Neighborhood Services Department for the START program to properly appropriate funding and revenues for the first year of operations and direction for staff to report back with the results of the findings of the independent evaluator.

Mr. Little introduced Andria Fletcher, Program Director for START. Ms. Fletcher said that START was a community effort; it changes lives, shares and utilizes the resources of the whole community. Many hours of volunteer work, (166 part-time staff and 240 community volunteers), contribute to its success.

START provides a safe and structured after-school extended-day environment for elementary students. Its aim is to improve academic performance, develop positive social relationships, strengthen skills and establish new avenues for reconnecting communities with schools. The program has just completed its first five months of operations at twenty elementary school sites.

Much of the data needed to accurately evaluate the effectiveness of the START program is not yet available. Academic progress of the students is only now being recorded by teachers; it will take two full years before any meaningful trends can be identified in literacy and academic improvement. A professional evaluator is currently engaged in assessing that data.

Ms. Fletcher said the program must be supported from a variety of sources, via grants, private corporations, and other government agencies. She said it continually receives additional support for funding, through pooling resources, volunteers, etc. It is a viable, successful program; according to the testimony of educators, volunteers, and parents involved in the program, it makes a considerable difference in the lives of the children enrolled in it.

Ms. Fletcher went on to say that the children enrolled in the program consistently exhibit greater commitment to their learning processes, increased self-esteem and enthusiasm, increased language and mathematics skills, and increased social skills. She said a positive environment and positive role models aid in discouraging gang participation, and in general contribute to a wider view of the world for the children.

Ms. Fletcher said the program was not without its challenges to the educators; there was need for more time and training for the program leaders, as well as more training in positive discipline skills. She made an appeal for more volunteers. Ms. Fletcher said it was a goal to stabilize the program and to expand to two more sites for the next year.

Councilmember Yee inquired as to the cost of the program. City Manager Bill Edgar replied that \$500,000 was funded by the City; the steady-state budget assumes that all programs currently funded will remain at the same level for FY 96-97.

Mr. Yee and Ms. Fletcher discussed the possible funding of other schools in the next fiscal year, particularly Alice Birney Elementary School as one of two additional sites. Mr. Yee asked what would happen to the money if Alice Birney School was unable to fund. Ms. Fletcher replied that \$11,900 was required of each site for a matching fund commitment. She noted that for a viable partnership, the City can't be the only partner. Mr. Edgar reiterated that for the program, each school contributes, as well as partnerships, corporations, other sources.

Mr. Yee again asked Ms. Fletcher what would be done with the money should a school be unable to raise funds. Ms. Fletcher replied that the funds would revert to another school.

Councilmember Waters inquired as to the amount of money received from school districts in the last year. Ms. Fletcher replied that it was \$220,000. Alan Boyd, Superintendent, Office of Human Services, interjected that \$440,000 came from Sacramento Unified School District.

Mr. Waters asked if the request before Council was for \$160,000; he asked what would occur should approval not be granted. Ms. Fletcher replied that seven or eight schools were in line and had pledged support. She was hopeful that the funds could be matched by corporate contributions. Further, she said she had spoken with various school districts; START is a top priority for special funding.

Councilmember Ortiz asked Mr. Boyd what the procedure was for matching schools with their funding ability. Mr. Boyd replied that all schools have discretionary funds which they may use in various ways.

Ms. Ortiz suggested, should the school district fail to fund, Councilmembers could pursue fund-raising efforts on their own.

Councilmember Steinberg expressed confidence that the funds would be forthcoming, as the District is expecting several million dollars in State funding. He felt that, in all likelihood, Sacramento City USD would provide matching funds.

Councilmember Pannell said he was glad that fellow Councilmembers were optimistic regarding Sacramento City Unified Schools. He noted, however, that the City was faced with a \$10 million shortfall and Council must make some difficult choices. He said he supports START, but also supports the equally successful Neighborhood Police Program.

Councilmember Cohn said he was impressed with the START program. He asked whether it could be assumed that families of children enrolled in START could not afford to pay any tuition? Ms. Fletcher replied that was so, that the families were extremely disadvantaged and living in poverty.

Mr. Cohn suggested that if as many as 15% of the families could pay, they could be asked to pay. Ms. Fletcher replied that a fee-based structure had not been considered.

Mr. Cohn attempted to draw a comparison with the 4th R program, and the possibility of combining the two programs. Families of children enrolled in the 4th R do pay fees. Ms. Fletcher said that they were two entirely different programs, having different structures and different hours.

Mr. Little noted that it was necessary to look at the whole structure; there were inequities in the ability of families to pay in the two programs. Mr. Cohn said he was simply looking at the economy, administrative costs, etc. He was supportive of START. Mr. Little said that overcrowding in the 4th R program was being scrutinized.

Mr. Pannell asked if this would be the final evaluation this year; Ms. Fletcher said the final evaluation would be presented on July 15, 1996.

Dr. Judith Lamare, a professional evaluator, said that a draft report is due on July 15th; a final report to Council will be provided in September, 1996. Dr. Lamare, in response to a question by Mr. Pannell, said there were 2,435 children enrolled in START. She said she is currently evaluating two tests which have been administered to the children; she is not doing a sample, but is evaluating each student enrolled as to individual performance and progress. The available data is incomplete.

Mr. Pannell inquired as to when the complete data would be available, and Ms. Fletcher replied that it should be ready by February or March, 1997. She said the Sacramento USD data may be available for the July 15th report.

Mr. Waters reiterated that Council must cut programs due to the \$11 million shortfall, and that all available data would aid Council in making its decision regarding possible cuts. He requested all information on START prior to decision-making time.

Dr. Lamare said that the trends were encouraging; that based on the available data, 64% of teachers were positive in their assessment of noticeable improvement.

Ms. Fletcher said this was only part of a big picture, that it was necessary to amass solid evidence by way of the evaluations. There are many contributing factors; test scores have yet to be evaluated. Ms. Fletcher said that the program has great potential and benefits; she stressed the need to attract quality volunteers.

Mayor Serna remarked, as an educator himself, that educators can sometimes spread researches far afield and become mired in details. He said the bottom line was whether or not the children were learning. Mayor Serna said the overall benefits must be considered, that the dollars could be stretched a bit.

Councilmember Kerth asked how it would be possible to compare the students against a control group. Dr. Lamare replied that START students would be compared to other students in their same school grade.

Mr. Kerth and Mr. Steinberg discussed a similar program and its funding which is in operation in Los Angeles; in that one, there are 21 schools funded at a cost of \$2.1 million.

Mr. Kerth said it was his understanding that Council had been asked to fund \$500,000 as seed money, just to start the program. He asked whether Council was being asked to continue funding?

Mr. Steinberg said that he had raised \$60,000 extra on his own; he appealed for help from his colleagues. He noted that the program benefits all districts. Mr. Kerth raised the issue of FPPC (Fair Political Practices Commission) restrictions regarding contribution amounts. He said he understood that any funds collected for any purpose by a Councilmember counted as a contribution.

Councilmember Fargo asked what factors at the different sites led to success. Dr. Lamare said she was not yet prepared to present that information, but she felt that synergy was a factor. Ms. Fargo asked whether the volunteers would be evaluated, and Dr. Lamare indicated that they would.

Ms. Fargo asked if volunteers were recruited throughout the program, to which Ms. Fletcher replied affirmatively. She stressed the importance of volunteer training and commitment, and said there was a high percentage of neighborhood volunteers.

Ms. Fargo inquired as to when START would become a year-round program. Ms. Fletcher replied that each school has a different system.

Councilmember Steinberg asked for clarification of the evaluation process, remarking that 4.5 months was not long enough for objective factors to be considered. He suggested that the subjective questionnaires be acceptable for the time being, but indicated his desire to continue the program, to allow enough time for a true evaluation.

Graciela Albiar, Principal of Washington Elementary School, noted that many of the students are English language learners. She spoke in support of the positive effect START has on these students.

Moua Yang, who is Hmong, said he serves the first grade at Susan B. Anthony school. He was enthusiastically supportive of the program, and said he has acted as a translator and interpreter for Hmong students, which helps them to overcome the language barrier. He said that the START program helps the childrens' self esteem and academic success.

Dr. Lenora Frazier, Principal of H.W. Harkness Elementary School, said the school body is composed of 88% minority students. She noted that a futile attempt had been made at one time to fund a similar program at \$25 per student. Dr. Frazier said that START has made a BIG difference; there is now a waiting list. Benefits include improved attendance, greater enthusiasm from the students, and a wider view of the world for the students enrolled.

Doris Cordova, a bi-lingual para-professional, provided specific examples of positive responses she had received from students. She said START broadens their horizons, discourages gang participation, and enriches their lives.

Renata Paqliaro, a Packard Bell corporate trainer, said that Packard Bell is in the process of recruiting 120 volunteers for the START program. She said it is a grass roots effort, a real opportunity to shed light for children. Ms. Paqliaro said that volunteers find it a gratifying experience.

Barbara Warner-Tracy, Principal of Susan B. Anthony School, said she believes strongly in the program. Reading skills have improved among the children enrolled. She said that START provides a structured environment, noting that neighborhood influences are sometimes not positive. START provides positive encouragement and a positive environment.

Kris Greenlee, a volunteer evaluator for START, said that the program should be supported because of the great improvement in students. It provides structure and discipline. She said that children now follow current events; START reinforces wholesome values. She requested more volunteers.

Doug Wolfe, of Tahoe Park Neighborhood Association, asked for continued support and funding for START. He said that students have greater pride, increased interest in school, including the actual upkeep of the physical school building. As an example, he said some students had volunteered to assist in painting the school.

Ellen Arabian, an attorney and member of the Junior League of Sacramento, said that the Junior League had formed a START committee. Volunteers will be recruited from among Junior League members and will be especially involved with William Land Elementary School. Ms. Arabian said she had served as an evaluator last month. The students had loved the program, and appreciated help with homework and math; they had enjoyed arts and crafts and dancing.

Paula Cook, a site coordinator, worked at Harkness in a Special Education program. She said that individual attention made a big difference. She, too, provided specific examples of students who had blossomed while enrolled in the program. She noted that both attendance and academic performance had improved. START provides safe mentoring and nurturing.

Councilmember Steinberg extended his thanks to all who had come to testify. He affirmed the continuing need for corporate support and volunteers, and asked fellow Council members to commit to raising funds in the amount of \$50,000 each for START. Mr. Steinberg pointed out that such programs result in safer neighborhoods.

Further, Mr. Steinberg said the #1 concern of constituents is crime, drugs, and gangs. The budget is always tight; START costs \$263 per child. He said it was better to provide now, to consider the long-term impact, improved behavior, and long-term savings to society by investing in the lives of children now.

Councilmember Waters requested a report back from the City Attorney regarding the legal Fair Political Practices Commission limit of fund-raising activities for each Councilmember. City Attorney Jackson said he would provide information regarding the FPPC interpretation of indirect contributions for each Councilmember and District within a few days. He said he would welcome direction from Council.

Councilmember Pannell said that all Council members have raised funds for various causes and charities. He asked for clarification regarding Section 4 of the resolution; if the District did not fund \$143,000, what would occur?

It was established that this resolution is a clean-up item for the current fiscal year (95-96). City Manager Bill Edgar said this is an amendment to allow acceptance of funds already budgeted by the school district for the START program.

A motion was made by Councilmember Steinberg, seconded by Councilmember Fargo, to adopt Resolution 96-309 approving Agreement 96-079. The motion carried by a 9-0 vote.

RESOLUTION NO. 96-309

RESOLUTION AMENDING THE FY 1995-96 BUDGET OF THE
NEIGHBORHOOD SERVICES DEPARTMENT AND OTHER
MATTERS RELATING TO THE SACRAMENTO START PROGRAM

3.0 PUBLIC HEARINGS

THIS ITEM WAS HEARD OUT OF SEQUENCE.

10.1 Citywide Landscaping and Lighting District FY 1996/97 Budget. (D-All)

Karen Shipley, Special Districts Analyst, said that no action was required of Council on this date, other than to conduct public hearing #1, close the hearing, and continue the item to June 25, 1996.

Ms. Shipley presented a brief overview of Landscaping and Lighting District budget, stressing that there would be no increase in assessments for Fiscal Year 96-97.

Vic Edmisten, Neighborhood Services Department, said that during the past several weeks, staff conducted four public meetings to inform the public of proposed projects to be funded by the bond issuance and to solicit input for additional park projects. The meetings were publicized in the Sacramento Bee Neighbors and Metro sections, and by flyers mailed to neighborhood leaders and associations throughout the City.

The preliminary list of park improvements projects was established as a result of the April 2, 1996 Council action supporting rehabilitation and/or replacement of various playground and wading pool facilities throughout the City. Safety standards, building codes, and ADA compliance requirements were considered. The following guidelines given by Council were also considered:

- * Seek input from public
- * Improvements must outlast the debt financing
- * Improvement program should be as flexible as possible to allow for unforeseen needs
- * Staff should continue to encourage and embrace community-driven volunteer projects and apply resulting savings toward other unmet needs

Mr. Edmisten said that totals surpass the amount of the bond. This was to address health and safety concerns and legal and ADA requirements. He said that all 56 playgrounds, 16 wading pools, and additional new construction were included. Pond water quality was a concern in some parks, including McKinley Park pond.

Councilmember Fargo commended staff for being prompt with the report. She asked what the capability would be for adding parks that were not on the current list; her concern was for growing communities, such as West Natomas.

Mr. Edmisten replied that there was an allowance for changes and modifications, that there was a window for prioritizing. Items could be added to the alternative list.

Ms. Fargo said, regarding individual projects, that some playgrounds are funded more than others. She asked if fund-raising could be employed as a means of supplementing allotted amounts, e.g., restroom repair. Mr. Edmisten replied that that is acceptable.

Councilmember Pannell raised the issue of a letter he had received from the North Laguna Creek Neighborhood Association regarding the need for a restroom in North Laguna Creek Community Park. Mr. Pannell agreed that such a facility was needed there, since the growing community indicated that there would be heavy usage of the park.

Russell Tanihana, a member of the Greater Sacramento Softball Association, said he represented 4400 teams. He appealed for funding in the CIP area of discretionary monies, citing a water pressure problem at Haggin Oaks Golf Course. Mr. Tanihana said that possible sanitation and health problems could result from the low water pressure. He said that the Softball Association helped generate funds from hotel taxes and other revenues from visitors attracted by major tournaments.

Mayor Serna requested a report back regarding the water pressure before the next CIP, within the next six months.

Councilmember Kerth remarked that it was part of the minimum infrastructure to provide adequate sanitation facilities. Councilmember Fargo suggested that the item be agendized.

Steve Caruso, President of the North Laguna Creek Neighborhood Association, invited Council to the opening of the new North Laguna Creek Park. He said there were continuous events planned for the opening, such as a picnic, celebrity softball game, and jazz bands. He expressed his thanks to Councilmember Pannell, Gary Little, and the staff.

Mr. Caruso elaborated on the concerns regarding the facilities at the new park, particularly the restrooms, which he felt were too small for the amount of regular usage anticipated. He requested that they be upgraded. Another problem was the need for additional power sources to accommodate the Farmers Market. He said that an additional parking lot was planned to provide 48 spaces; it would lessen the parking along the parkway.

Councilmember Pannell reiterated that heavy usage was expected at the park; he requested that staff meet with the neighborhood group and try to resolve the problems. He commented that it was a pleasure for him to work with the Laguna neighborhood group, that he was delighted they were part of his District 8.

A motion was made by Councilmember Pannell, seconded by Councilmember Fargo, to close hearing #1 and to continue to hearing #2 on June 25, 1996. The motion carried by an 8-0 vote, with Councilmember Ortiz being absent.

THIS ITEM WAS HEARD OUT OF SEQUENCE.

- 10.3 Arden Garden Connector Project (PN:TA81), Final Environmental Impact Report (EIR): (D-1,2)(cont. from June 11, 1996, Item 10.1)
- A. Approve the project; certify the EIR; adopt Findings of Fact and Statement of Overriding Considerations; adopt Mitigation Monitoring Plan approving the preferred alignment
 - B. Direct staff to proceed with final design of the Project and to take such other necessary steps as needed to implement the Project
 - C. Amend the Capital Improvement Program to include \$70,000 for the Arden Garden Connector Bikeway Connection Project
 - D. Direct staff to undertake certain additional studies and to consider certain issues during the design and implementation stages of the Project

Dee Lewis, Supervising Engineer, presented the staff report. He noted that Arden Garden Connector is the City Council's No. 1 priority transportation project. It is expected to improve traffic circulation, improve emergency access to and from South Natomas and North Sacramento, reduce existing congestion on El Camino/West El Camino Avenues and stimulate business activity and economic revitalization. The California Transportation Commission approved a \$10 million construction grant for the project on May 1, 1996.

The project will construct a four-lane roadway with bike lanes and a median from Garden Highway, approximately 1700 feet west of Northgate Boulevard, to Arden Way and Del Paso Boulevard.

The EIR has been prepared to evaluate environmental impacts of the proposed project. Five alternatives were studied, including the "no project" alternative. Because the project is being partially financed with federal highway funds, the EIR is a combined EIR/EIS to satisfy requirements of the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). The Federal Highway Administration (FHWA) is currently completing processing of the EIS and a federal "Record of Decision: (ROD) is anticipated within the next several months.

Staff recommends proceeding with the EIR certification prior to the EIS approval. EIR certification would allow design to proceed immediately and would increase the likelihood of construction beginning in early 1998. Right of way acquisition and construction may not begin until a federal ROD is received.

Staff recommendation is to proceed with the preferred (top of levee) alternative as it poses fewer impacts to existing homes and development in the Gardenland area. Significant noise, traffic and other impacts identified in the EIR are recommended to be overridden; several measures have been identified that will reduce the magnitude of some of the identified concerns and will provide project enhancements.

In addition to the benefits listed, the project would improve emergency vehicle access and response times and provides an alternate access to Northgate Boulevard in times of flooding or other emergencies.

The project creates a safe, convenient bikeway connection between South Natomas and North Sacramento and the American River Bike Trail.

The project improves access from the South Natomas/Gardenland communities to the Arden/Del Paso Light Rail Station; it improves access between Business 80 and Interstate 5 freeways, including major business/retail centers of South Natomas, Arden Fair, Point West and Cal Expo.

Staff involved interested parties in a community outreach program, including the Natomas Community Association, an open house, and made every effort to accommodate both English and Spanish-speaking people.

Main areas of concern were: the funneling of a four-lane highway onto two-lane Garden Highway; increased traffic flow, which is expected to create increased noise and air pollution.

Staff review indicates that traffic flow is expected to be adequate; staff will review traffic signs and markings during final stages. Soundwall construction is not recommended, not economically feasible. Rubberized asphalt is under consideration as a viable alternative to help mitigate increased noise.

Vice-Mayor Steinberg called for public testimony.

Sandi Morris, President of Gardenland Association, said this proposal had been strongly opposed for 30-40 years, but objections of residents had not been heard. She expressed concerns over possible negative impacts as yet unidentified. Ms. Morris said the Association was willing to work with City staff to address unmitigated impact effects. She expressed concerns regarding the safety issues of Garden Highway, a two-lane levee road, as well as the air quality at Northgate.

Mr. Steinberg asked if Ms. Morris would wait until the EIR reports are in, and she replied affirmatively. Councilmember Ortiz inquired as to which part of staff recommendations Ms. Morris was supporting; Ms. Morris indicated that she was willing only to continue the working relationship with staff.

Ms. Ortiz inquired of Mr. Lewis which portions of the staff recommendations could be supported at this Council meeting. Mr. Lewis replied that it was necessary to move forward, to do the EIR study.

Jim and Brian Carruthers, father and son residents of Natomas, spoke in favor of the project. Mr. Carruthers noted that he expected easing of traffic problems, and his son, Brian, said he was pleased that there would be a safe bike path providing access to his father's business location.

Doug Austin, Vice President of the North Sacramento Chamber of Commerce, said the business community is virtually unanimous in its support, that every effort was made to address community concerns.

Gregg Wardrip opposed the project, saying it would not just connect Arden-Garden, but would connect to Interstate 5 as a shortcut. He felt that the EIR should consider that effect. Mr. Wardrip felt that lower Northgate All-Weather should have been considered, citing flood times, bad weather, and emergency vehicle access problems.

Mr. Wardrip noted that five streets intersect at Arden, Garden, Del Paso, and light rail; he feared greater traffic jams. Mr. Wardrip expressed concern regarding the fact that Garden Highway is a two-lane levee road; he felt it was dangerous to have a four-lane road feeding onto the levee road, unmitigated.

Councilmember Steinberg inquired about the traffic study; Mr. Wardrip felt results as noted in the staff report were inaccurate, that current conditions have reached gridlock, as has Garden Highway at peak commute times.

Jim Bacchini, a resident of Natomas, commented on the attitude of staff, saying he felt the tone of the EIR report was patronizing and did not resolve problems. He expressed concern about the increased traffic, including truck traffic, and said that only a few businesses would benefit from the Connector.

Councilmember Fargo, who abstained from participation on the project as a Councilmember, due to a possible conflict of interest, opted to address Council as a concerned resident of North Natomas and property owner of North Sacramento. She believed the concerns expressed by the other residents of Gardenland, Northgate, and South Natomas were legitimate. She cited the unmitigated impacts, and urged Council to delay approval until the EIR was considered adequate. Ms. Fargo believed the EIR was inadequate because certain sections of three major roads to be impacted had not been studied: Truxel Road, San Juan, and Garden Highway. She felt that the All-Weather Northgate would be a better alternative. Ms. Fargo expressed concerns regarding air quality, noise mitigation, and tree planting to replace those that would be lost during construction of the project. She requested that an air quality monitoring program be implemented. Finally, Ms. Fargo felt that three more traffic signals should be added to mitigation procedures; she asked that West El Camino not be widened.

Debra Jones, Board of Directors of Natomas Community Association, said that the traffic volume on sections of three roadways had not been analyzed, and was expected to increase significantly; a more comprehensive transportation study was needed, she felt, considering the fact that the roadways were not included in the initial study; light rail accommodations were unclear. Ms. Jones asked whether the design work would be funded by Federal funds? Staff responded that it was.

Ms. Jones noted that the Federal EIR requirements, Record of Decision were not completed.

Kate Nicholls, President of Natomas Community Association, was opposed to the project as proposed. She said it was an incomplete project, unrepresented on Council. She cited dangerous, unmitigated traffic concerns (the four-lane to the two-lane levee road). Ms. Nicholls also felt that All-Weather Northgate would be a better alternative. She noted that Garden Highway to Interstate 5 presented current safety issues; she felt it would be unwise to widen West El Camino to six lanes. Noise mitigation was also a concern.

Russell Ellis, a long-term resident of the area, said he was concerned with the North Sacramento end of the Connector; he opposed the Connector because he agreed with the EIR findings which stated that the roads would be severely impacted and could not be mitigated. He said the intersections of Arden Way, Del Paso Boulevard, Canterbury Road, and Grove Avenue had not been sufficiently addressed. Mr. Ellis supported the All-Weather Northgate alternative.

Mayor Serna called for a motion to continue the Council meeting until 11:00 p.m. A motion was made by Councilmember Pannell, seconded by Councilmember Waters to continue the Council meeting until 11:00 p.m. The motion carried by an 8-0 vote, with Councilmember Fargo abstaining.

R.C. Slovensky said he had appreciated the public outreach efforts; he corrected two transcript errors which had been attributed to him, saying that what was recorded is not what he said. "Trucks" should have been "Truxel"; "write" should have been "ride".

Doug Park expressed opposition to the project, saying the EIR was not complete; it did not take into consideration other projects which were in the works, such as the proposed ballpark, which would greatly increase traffic. He asked that a full traffic study be done before proceeding with the project, and said that All-Weather Northgate would be a better alternative.

Patricia Valdez said that prior speakers had provided excellent input, but she wanted to focus on the big picture and asked Council to take another look at development as Natomas grows, especially the real transportation issues. She supported All-Weather Northgate as the better alternative.

Ray Tretheway, a resident in the Garden Highway area, cited the unmitigated impacts to the EIR. While commending staff on the alternatives provided, he asked that consideration be given regarding the effects on people outside the project area. There would be no mitigation measures for them; he cited traffic and air pollution. Mr. Tretheway asked that Council please wait for the final EIR.

Bill Mueller, Sacramento Metropolitan Chamber of Commerce, urged Council to certify the EIR and approve staff recommendations. He said it would stimulate economic development and improve air quality.

Dolores Underwood expressed concerns about El Camino. She said the residents already have heavy traffic and air pollution problems.

Clara Green spoke in support of the Arden Garden Connector.

James Smith, Del Paso RAC, said that most people are in favor of the project and urged Council approval.

Mike Barnbaum spoke in support of the Arden Garden Connector and suggested that use of the Sacramento Regional Transit bus routes would be a positive solution regarding the air quality issues.

Joe Dutra spoke in support of the Connector and said he felt it was time to move ahead.

Mayor Serna inquired as to why the EIR was not done on Garden. Dee Lewis replied that it was not part of this project.

Councilmember Steinberg referred to staff comments that widening Garden Highway was not part of this project. He asked when consideration would be given to other mitigation concerns connected to the project? Dee Lewis responded that would occur along with Northgate, the Rte. 160 Interchange, Garden Highway widening, and the bikeways. Mr. Steinberg wanted to be certain that staff was not considering them piecemeal.

Ann Olson, Senior Engineer, said that Garden Highway should operate reasonably well even after the completion of the Connector project. Mr. Steinberg asked if the impact had been studied; Ms. Olson replied that it had. Mr. Steinberg questioned what would occur if Garden Highway couldn't handle the increased traffic, if it had been mis-assessed? Staff replied that feasibility studies would be done, and would be included as part of the annual Transportation Program Guide, if necessary.

Councilmember Ortiz asked if All-Weather Northgate had been considered as a less expensive alternative; Mr. Lewis replied that it runs north-south, not east-west; it is a different project. Ms. Ortiz asked if the EIR were flawed and if the area under consideration should extend further west. Mr. Lewis said the EIR was adequate.

Ms. Ortiz noted significant negative impacts as indicated in the staff report; these issues would be unmitigated. Mr. Lewis felt operation in those areas would be adequate. Ms. Ortiz noted that mitigations were not accepted or adopted. She inquired regarding the comparative costs of noise mitigation options, e.g., soundwalls versus rubberized asphalt, or possibly the installation of dual-paned glass in affected homes.

Mr. Lewis said that 8-10 ft. sound walls would cost in the \$400,000 range, would not provide significant sound improvement, and would have aesthetic impacts. Dual-paned windows were not feasible because of possible private property/liability claims by contractors. Mr. Lewis considered rubberized asphalt to be the most reasonable option.

David Mohlenbrok, Associate Planner, said the noise would impact 30 dwellings and would exceed City standards. Soundwalls are considered too costly and would not necessarily reduce sound levels to acceptable levels. Mr. Lewis added that 5 homes would be displaced; owners would be given fair market value and relocation services would be provided.

Ms. Ortiz felt that soundwalls should be an option for those families directly affected.

Councilmember Cohn inquired as to whether All-Weather Northgate was an alternative; he asked if the two projects were mutually exclusive? Mr. Lewis replied that All-Weather Northgate was also a transportation project. Mr. Cohn established that this project does not preclude All-Weather Northgate.

A motion was made by Councilmember Waters, seconded by Councilmember Kerth to continue the Council meeting until 11:30 p.m. The motion carried by a vote of 7-1, with Mayor Serna voting no and Councilmember Fargo abstaining.

Councilmember Kerth referred to Virgil Chapman, who is deceased. Mr. Kerth noted that Mr. Chapman had supported the project for a number of years, and suggested that the bridge be named after Mr. Chapman.

Ms. Ortiz remarked to Mr. Kerth that higher-level mitigation might be considered.

Mr. Kerth replied that the soundwall issue must be considered at another time; he mentioned possible conflicts regarding the placement of a soundwall and related flood problems.

A motion was made by Councilmember Waters, seconded by Councilmember Pannell, to close the hearing and adopt (A-B) Resolution 96-310 and (C-D) Resolution 96-311. The motion carried by a vote of 7-1, with Councilmember Ortiz voting no and Councilmember Fargo abstaining.

approving agreement No 99-001
RESOLUTION NO. 96-310

A RESOLUTION OF THE CITY OF SACRAMENTO CITY COUNCIL CERTIFYING THE ENVIRONMENTAL IMPACT REPORT, ADOPTING FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING PLAN IN SUPPORT OF ITS APPROVAL/ADOPTION OF THE PREFERRED ALIGNMENT OF THE ARDEN GARDEN CONNECTOR PROJECT FOR FINAL DESIGN (CIP #TAB1), AND DIRECTING STAFF TO TAKE CERTAIN ACTIONS DURING FINAL PROJECT DESIGN

RESOLUTION NO. 96-311

RESOLUTION ESTABLISHING A NEW CAPITAL IMPROVEMENT PROJECT ENTITLED ARDEN GARDEN CONNECTOR BIKEWAY CONNECTIONS AND TRANSFERRING FUNDS FOR SAID PROJECT, DIRECTING STAFF TO PROCEED WITH PLANNING, DESIGN AND ENVIRONMENTAL REVIEW FOR THE BIKEWAY CONNECTIONS, AND DIRECTING STAFF TO COMPLETE OR CONTINUE CERTAIN STUDIES RELEVANT TO THE ARDEN GARDEN CONNECTOR PROJECT

None

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13.0 CITIZENS ADDRESSING COUNCIL AGENCY OR AUTHORITIES BY PERSONAL APPEARANCE OR TELEPHONICALLY ON MATTERS NOT ON THE AGENDA

13.1 Mike Barnbaum expressed his displeasure at the prospect of having the Unabomber trial here in Sacramento. He compared the potential problems to the Simpson trial in Los Angeles.

Councilmember Waters remarked that the court trial here would not be the same as the Los Angeles trial; media coverage would be handled differently.

Mr. Barnbaum referred to Senate Bill 441, having to do with the Sacramento Ball Park Authority. He stated that he was in favor of the Bill.

13.2 Rod Wells expressed his views on firearms issues, saying that tougher gun laws will not eliminate the problems. He felt that a more effective way to deal with the situation would be to impose enforceable curfews.

13.3 David Bell, a resident of South Natomas, called in to inquire as to when bus service to the airport might be available.

Councilmember Kerth said that the issue as to who the service provider would be was currently being negotiated. Mr. Kerth said that the study thus far does not indicate that sufficient revenue would be generated to justify running the service.

13.4 Roger Lehutsky called in to inquire as to whether the EIR for the Arden Garden Connector project had addressed the traffic merging on I-5 north. He felt there would be increased traffic problems at W. El Camino.

Councilmember Kerth said he did not believe that portion was included in the study.

13.5 Estella Sanchez called to say that the area in which she lives would be adversely affected by the Arden Garden Connector, and inquired as to why the All-Weather Northgate choice had not been made instead.

Mayor Serna replied that both projects are on the books; both will be done. He said that the Connector had been approved in Council that evening.

14.0 COUNCIL IDEAS AND QUESTIONS

14.1 Mayor Serna made the following nominations for appointment: to the East Del Paso Heights Target Area Committee: Suzanne Gaytan, Richard Mouck, Terence Dorias, and Gary Collier; to the Ethel MacLeod Hart Advisory Committee: Mary Jane Mann and Eugene Nelson; to Sacramento History and Science, Cynthia Collins.

15.0 ANNOUNCEMENTS

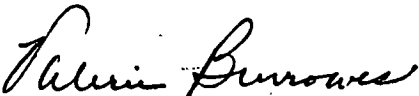
None

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ADJOURNMENT

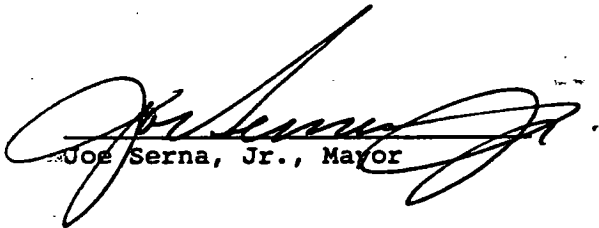
There being no further business to come before the City Council, the meeting was adjourned at the hour of 11:15 p.m.

Submitted



Valerie A. Burrowes, City Clerk

Approved



Joe Serna, Jr., Mayor