



CITY OF SACRAMENTO

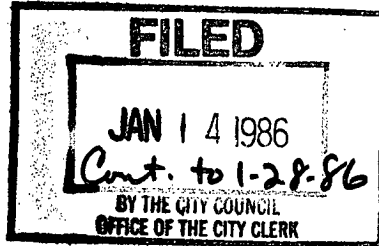
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46

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604



December 20, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Light Density Multiple Family (R-3 PUD) to Hospital (H-PUD)

LOCATION: West side of Northgate Boulevard, south of Turnstone Drive.

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Chapter, Section 38.

BACKGROUND INFORMATION

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and be continued to January 14, 1986.

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:DP:lr
Attachments
P83-401

PASSED FOR
PUBLICATION
& CONTINUED
TO 1-14-86

January 7, 1985
District 1

ORDINANCE NO.

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 LOCATED AT
WEST SIDE OF NORTHGATE BOULEVARD, SOUTH OF TURNSTONE DRIVE,
FROM THE LIGHT DENSITY MULTIPLE FAMILY (R-3 PUD) ZONE(S) AND
PLACING THE SAME IN THE HOSPITAL (H-PUD) ZONE(S)
(FILE NO. P83-401) (APN: 250-010-69,70; 250-390-33)**

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 Light Density Multiple Family (R-3 PUD) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Hospital (H-PUD) zone(s).

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

1. 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.
2. 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 and as approved by the City Council January 14, 1986, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division 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 part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

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

P83-401

PROPERTY TO BE ZONED H-PUD

LEGAL DESCRIPTION

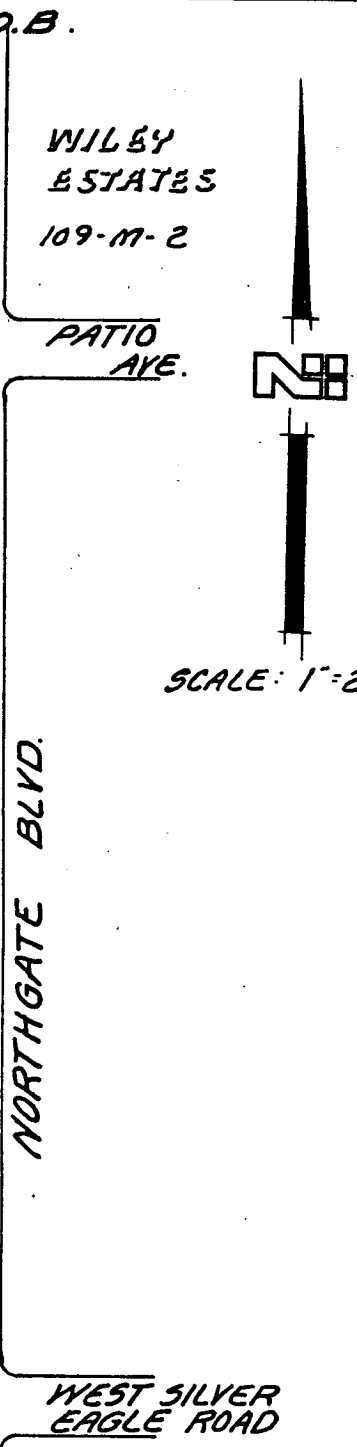
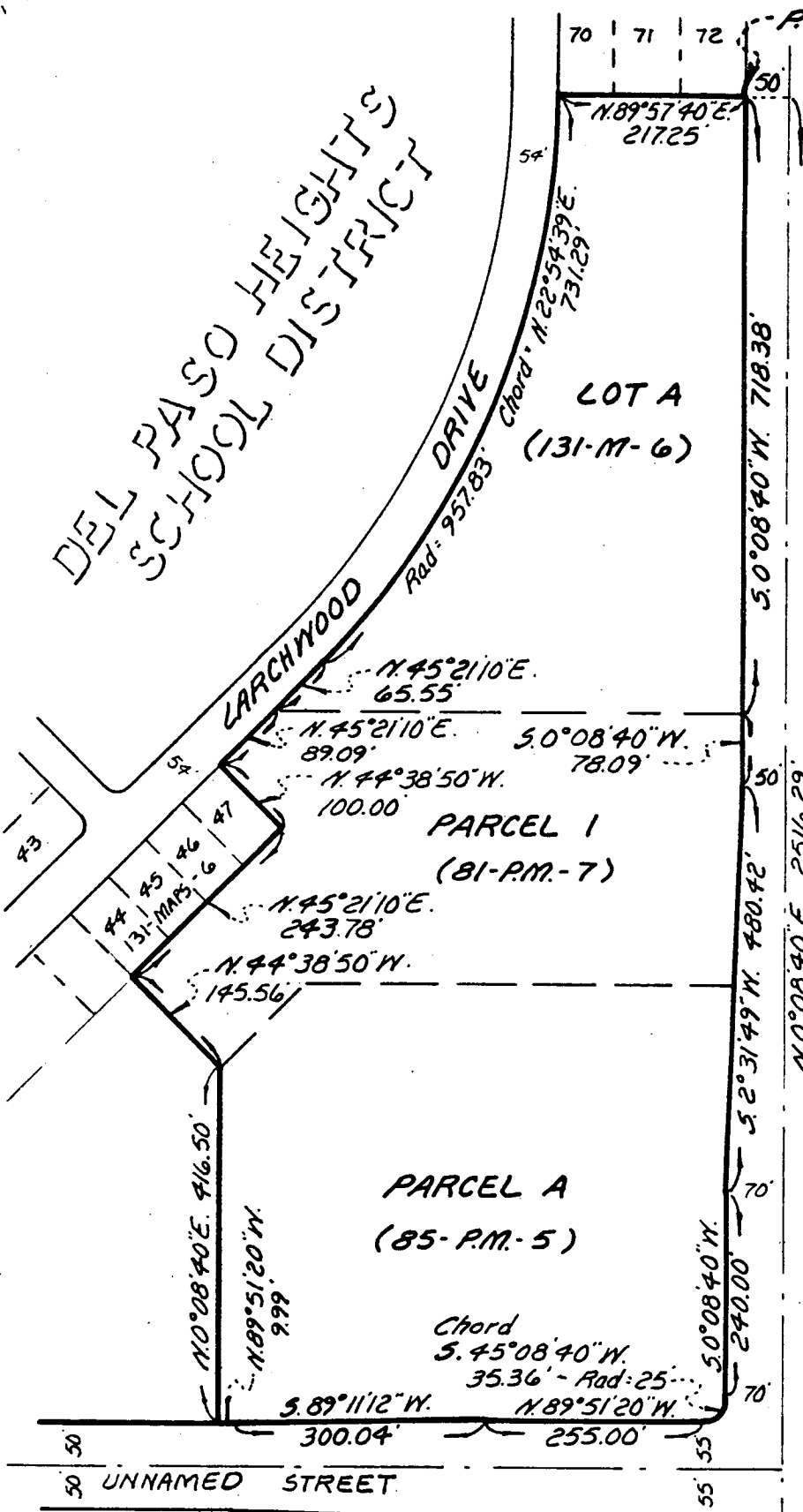
All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, being a portion of Section 18, Township 9 North, Range 5 East, Mount Diablo Meridian and being Lot A of SUNSET MEADOWS UNIT NO. 1, as shown on the Official Plat thereof, filed in Book 131 of MAPS, Map No. 6; a portion of Parcel 1 as shown on the parcel map filed in Book 81 of PARCEL MAPS, at page 7; and a portion of Parcel A as shown on the parcel map filed in Book 85 of PARCEL MAPS, at page 5, Sacramento County Records; said real property being more particularly described as follows:

BEGINNING at the intersection of the north line of said Lot A of Sunset Meadows Unit No. 1 and the west line of Northgate Boulevard, said point being North 0°08'40" East 2516.29 feet and South 89°57'40" West 50.00 feet from the 2 1/4 inch Brass Cap marking the southeast corner of said Section 18; THENCE FROM SAID POINT OF BEGINNING South 0°08'40" West 718.38 feet on the west line of said Northgate Boulevard to the north line of aforesaid Parcel 1; thence continue on the west line of said Northgate Boulevard the following three courses: South 0°08'40" West 78.09 feet; South 2°31'49" West 480.42 feet; and South 0°08'40" West 240.00 feet to the beginning of a curve, concave to the northwest, having a radius of 25.00 feet and a chord of South 45°08'40" West 35.36 feet; thence southwesterly on the arc of said curve to a point on the north line of the unnamed street as shown on said parcel map filed in Book 85 of PARCEL MAPS, at page 5; thence along the north line of said street the following three courses; North 89°51'20" West 255.00 feet; South 89°11'12" West 300.04 feet; North 89°51'20" West 9.99 feet to the west line of aforesaid Parcel A; thence North 0°08'40" East 416.50 feet on the west line of said Parcel A to a southwesterly corner of aforesaid Parcel 1; thence following the boundary of said Parcel 1 the following four courses: North 44°38'50" West 145.56 feet; North 45°21'10" East 243.78 feet; North 44°38'50" West 100.00 feet to the easterly right-of-way line of 54.00 foot wide Larchwood Drive; and North 45°21'10" East 89.09 feet on said right-of-way line to the south line of aforesaid Lot A; thence continue along the easterly right-of-way of Larchwood Drive North 45°21'10" East 65.55 feet to the beginning of a curve concave to the northwest, having a radius of 957.83 feet and a chord of North 22°54'39" East 731.29 feet; thence northerly on the arc of said curve to the north line of said Lot A; thence North 89°57'40" East 217.25 feet on said north line to the POINT OF BEGINNING and containing 16.644 Acres more or less.

NOTE: This description is to be used for zoning purposes and shall not be used for conveying title.

EXHIBIT A

DEL PASO HEIGHTS
SCHOOL DISTRICT



PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR ZONING CHANGE

PREPARED BY: **GEORGE S. NOLTE AND ASSOCIATES**
 CIVIL AND ENVIRONMENTAL ENGINEERS • PLANNERS • SURVEYORS
 SAN JOSE • WALNUT CREEK • SAN DIEGO • SACRAMENTO
 (408) 287-3488 (415) 934-8888 (619) 278-8382 (916) 448-5028

S.E. Cor. Sec. 18
 DATE: 12-16-85
 R.B.S.

46
APPROVED
BY THE CITY COUNCIL
JAN 28 1986
OFFICE OF THE
CITY CLERK

ORDINANCE NO. 86-010

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED WEST OF NORTHGATE BOULEVARD AND SOUTH OF TURNSTONE DRIVE FROM THE MULTIPLE FAMILY (R-3 PUD) AND OFFICE BUILDING (OB-PUD) AND PLACING THE SAME IN INSTITUTIONAL (H-PUD) (APN: 250-0010-069-0000, 250-0010-070-0000, 250-0390-033-0000)

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

SECTION 1. The zoning district designation of multiple family (R-3 PUD) and office building (OB-PUD) for the territory described in Exhibit "A" is hereby superseded and replaced by zoning district designation of hospital (H-PUD) as described in Exhibit "A". Exhibit "A" is part of this ordinance for all purposes.

SECTION 2. The City Clerk of the City of Sacramento is hereby directed to amend the maps which are part of said Ordinance No. 2550, Fourth Series, as amended, to conform to the provisions of Section 1.

SECTION 3. Rezoning of the property described in Exhibit "A" by this ordinance conforms in all respects to the

procedures for adoption of Planned Unit Developments, Section 8
of said Ordinance No. 2550, Fourth Series, as amended.

PASSED FOR PUBLICATION: January 7, 1986

ENACTED :

EFFECTIVE :

Mayor

ATTEST:

City Clerk

RMC:cjp:46L

PROPERTY TO BE ZONED H-PUD

LEGAL DESCRIPTION

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, being a portion of Section 18, Township 9 North, Range 5 East, Mount Diablo Meridian and being Lot A of SUNSET MEADOWS UNIT NO. 1, as shown on the Official Plat thereof, filed in Book 131 of MAPS, Map No. 6; a portion of Parcel 1 as shown on the parcel map filed in Book 81 of PARCEL MAPS, at page 7; and a portion of Parcel A as shown on the parcel map filed in Book 85 of PARCEL MAPS, at page 5, Sacramento County Records; said real property being more particularly described as follows:

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NOTE: This description is to be used for zoning purposes and shall not be used for conveying title.

EXHIBIT A

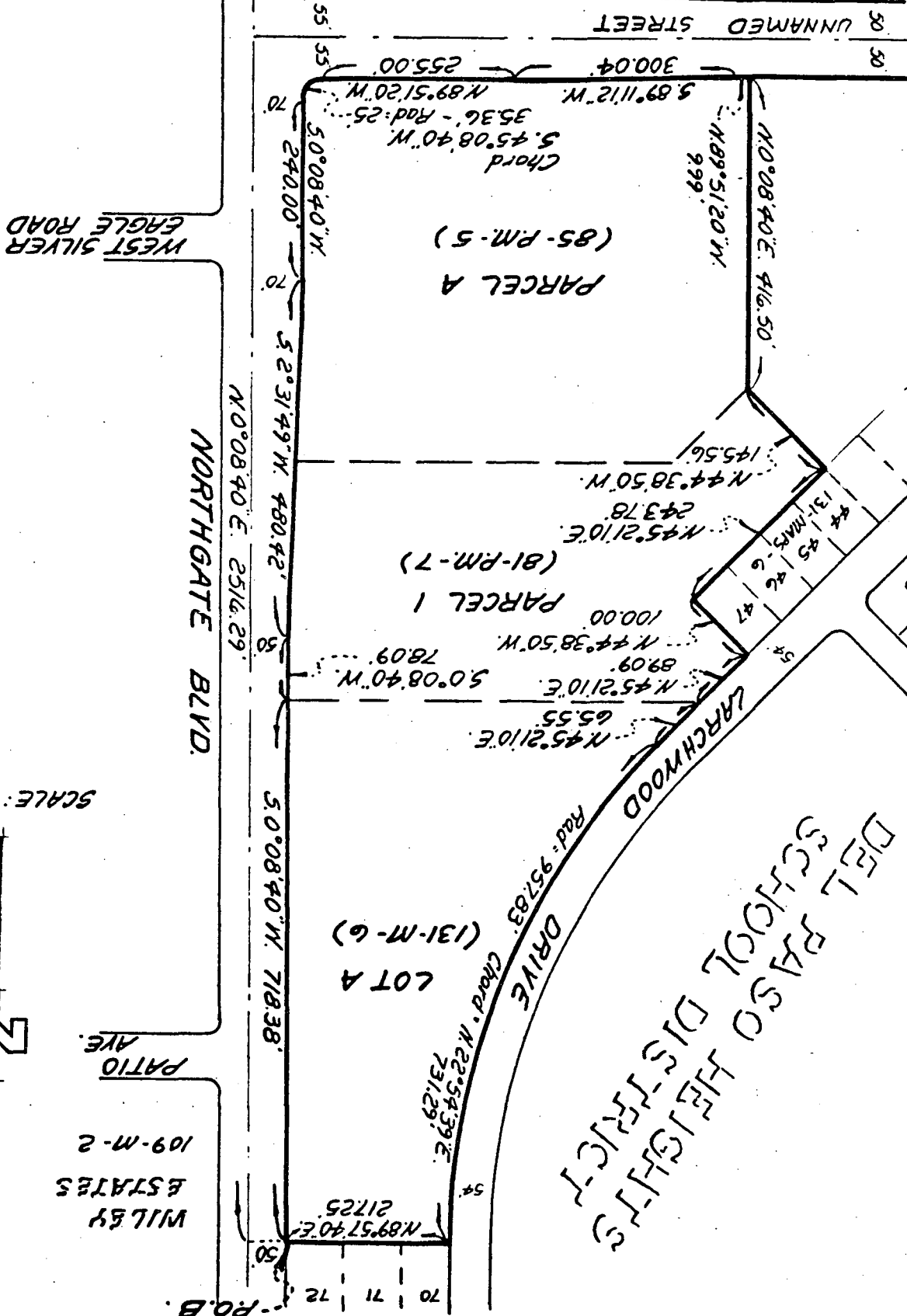
R8.5

DATE: 12-16-85

SAN JOSE • WALNUT CREEK • SAN DIEGO • SACRAMENTO
CIVIL AND ENVIRONMENTAL ENGINEERS • PLANNERS • SURVEYORS

PREPARED BY: **GEORGE S. NOLTE AND ASSOCIATES**
PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR ZONING CHANGE

SE. Cor. Sec. 18



DEL PASO HEIGHTS
SCHOOL DISTRICT

SCALE: 1"=200'



PROOF OF PUBLICATION

(2015.5 CCP)

STATE OF CALIFORNIA

S.S.

County of Sacramento

I am the principal clerk of THE DAILY RECORDER, a newspaper of general circulation published in the City of Sacramento, County of Sacramento, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case Number 16,180 that the notice, of which the annexed is a printed copy (set in type not smaller than non-pareil) has been published in each regular and entire issue of said newspaper and not in any supplement therof on the following dates, to wit:

01/10

CIT, Ad #5858

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

R. Colono

Signature

Dated JANUARY 10, 1986

THE DAILY RECORDER

1115 H Street, P.O. Box 1048
Sacramento, California 95805

(916) 444-2355

Mail Proof of Publication to:

CITY OF SACRAMENTO
City Clerk's Office
915 I Street, #203
Sacramento

(00299)

CA 95814

This space is for the County Clerk's filing stamp

CERTIFIED AS TRUE COPY

OF

DATE CERTIFIED

1/28/86
Juanita Magana
CITY CLERK, CITY OF SACRAMENTO

1/28/86
19-86 #46

lication of

CITY OF SACRAMENTO ORDINANCES

On January 7, 1986, 1985, the following ordinances were considered by the Sacramento City Council, in accordance with Section 32, Sacramento City Charter, the titles are herein published:
ORDINANCES TO BE FINALLY CONSIDERED AT THE REGULAR MEETING OF January 14, 1986:

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at the northwest corner of West El Camino Avenue and Orchard Lane from the Agriculture (A) zone and placing the same in the Single Family Residential (R-1 PUD) and Highway Commercial (HC-PUD) zone. (P-83397) (D1)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at the north side of Garden Highway, approximately 500 feet west of Gateway Oaks Drive from the Single Family (R-1 PUD) zone and placing the same in the Office Building (OB-PUD) zone. (P-83398) (D1)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at the west side of Northgate Boulevard, south of Turnstone Drive, from the Light Density Multiple Family (R-3 PUD) zone and placing the same in the Hospital (H-PUD) zone. (P-83401) (D1)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at the west side of Northgate Boulevard, south of I-80 from the Agriculture (A) zone and placing the same in the Office Building-Planned Unit Development (OB-PUD), Highway Commercial-Planned Unit Development (HC-PUD) and Single Family Residential-Planned Unit Development (R-1 PUD) zones. (P-83394) (D1)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at the north and south sides of West El Camino Avenue, west of the Natomas Main Drainage Canal, from the Agriculture (A) zone and placing the same in the Shopping Center (SC-PUD), Townhouse (R-1A PUD) and Single Family Residential (R-1 PUD) zones. (P-83391) (D1)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at the south side of I-80, approximately 2,500 feet west of Northgate Boulevard, from the Townhouse (R-1A) zone and placing the same in the Office Building-Planned Unit Development (OB-PUD) and Single Family Residential (R-1 PUD) zones. (P-83390) (D1)

Ordinance relating to Amendment of the Natomas Corporate Center Development Agreement (City Agreement No. 83034) (P-83333) (D1)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at the north side of West El Camino Avenue, west of I-80, from the Garden Apartment (R-2B PUD) zone and placing the same in the Office Building (OB-PUD) zone. (P-83328) (D1)

Ordinance relating to amendment of the Natomas Eastside/Metropolitan Center Development Agreement (City Agreement No. 82054) (P-83328) (D1)

Ordinance amending Zoning Districts in the South Natomas Community Plan Area established by Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended and described in Section 1. (M-719) (D1)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at 4780 67th Street from the Single Family, R-1 zone and placing the same in the Townhouse, R-1A zone. (P-85448) (D6)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at 7484 Pocket Road from the Townhouse, R-1A and Agriculture, A zone and placing the same in the Single Family, R-1 zone. (P-85435) (D8)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located east of Franklin Boulevard, 3,000 more or less feet south of Ehrhardt Drive from the Agriculture, A zone and placing the same in the Single Family, R-1 zone. (P-84033) (D7)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at 5822 68th Street from the Single Family, R-1 zone and placing the same in the Townhouse, R-1A zone. (P-85402) (D6)

Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at the northeast corner of Florin Road and 24th Street from the Residential-Office, R-O zone and placing the same in the General Commercial, C-2 zone. (P-85452) (D7)

Res. authorizing Initiation Proceedings for the Morrison Creek Reorganization: Annexation to the City of Sacramento and Detachment from Special Districts: Florin Fire Protection District, Florin-Elder Creek Cemetery District, Southgate Recreation and Park District, Metropolitan Storm Drain Maintenance District and Prezone of 55 acres of the 95 Acre Proposal Site to the Agriculture (A) Zone. (M-85081) (D6)

Ordinance establishing regulation and procedures for the removal of overhead utility facilities and the installation of underground facilities in underground utility districts. (Transportation and Community Development Committee)

Anyone interested in the full text of the above ordinances may contact the Office of the City Clerk, City Hall, 915 "I" Street, Room 203, phone (916) 449-5428.

Sacramento City Council, By: Lorraine Magana, City Clerk
Ad No: 5658
53021-January 10, 1986

February 14, 1986

Community Hospital of Sacramento
c/o Rob McCray
660 J Street
Sacramento, CA 95841

Dear Sir:

On, January 28, 1986 the Sacramento City Council took the following action(s) for property located on the west side of Northgate Boulevard, south of Turnstone Drive:

Adopted Resolution #86-072 approving certification of the EIR. Adopted Resolution #86-073 as amended approving the 1974 General Plan Amendment to designate a hospital site and approving the 1978 South Natomas Community Plan Amendment to create an Institutional land use designation and to redesignate the subject site from Residential 22 to 29 units per ac. to Institutional and approving PUD Amendment and Redesignation of Community Hospital PUD. Adopted Ordinance #86-011 approving rezone of 17± vacant acres from Light Density Multiple Family (R-3 PUD) to Hospital (H PUD). (D1) (P-83401)

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

Sincerely,

Lorraine Magana
City Clerk

LM/lh/#46

Enclosure

cc: Planning Department

46



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

January 8, 1986

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Community Hospital (P83-401)

SUMMARY

Attached for the Council's review and approval are the resolutions and ordinances for adoption of the rezone and establishment of a Planned Unit Development for Community Hospital.

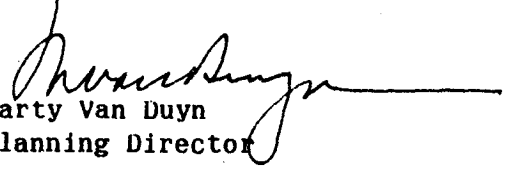
BACKGROUND INFORMATION

In July 1985, the Council moved an intent to approve a rezone and establishment of the Community Hospital Planned Unit Development to allow a 100 bed hospital and an approximately 55,000 square foot medical office building.

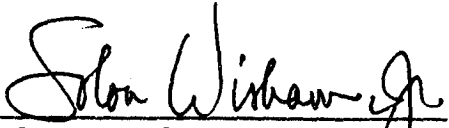
RECOMMENDATION

It is recommended that the City Council adopt the attached resolutions and ordinance.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


For: Walter J. Slipe, City Manager

MVD:DP:lr
Attachments
P83-401

January 28, 1986
District No. 1

BEFORE THE CITY COUNCIL
OF THE CITY OF SACRAMENTO

Re:

Application of Community Hospital of Sacramento)	
By Robert B. McCray For Amendment to the 1974 General Plan, Amendment To the South Natomas Community Plan, Amendment To the Sunset Meadows PUD And Rezone)	P83-401
)	Findings of Fact and Statement of Overriding Considerations

I. General Information and Description of the Project

The application of Community Hospital of Sacramento by Robert B. McCray for the captioned entitlements came before the City Council in a hearing which commenced June 10, 1985, and was continued on the dates June 17, June 24, July 1, July 15, July 22, September 10, November 6, November 19, and December 3, 1985, and January 14, 1986. The project contemplated by the applicant and discussed in the Final Environmental Impact Report (FEIR) consists of:

1. An Amendment of the 1974 General Plan to designate a hospital site.
2. Amendment of the 1978 South Natomas Community Plan to create an Institutional land use designation and to redesignate ten (10) + vacant acres of 29 units/acre to Institutional.
3. Amend the Sunset Meadows PUD from 144 apartments and establish Community Hospital PUD consisting of a 100-bed hospital.
4. Rezone ten (10) + vacant acres from light density multiple family (R-3 PUD) to hospital (H-PUD).

During hearings before the Planning Commission, at the mutual request of the City of Sacramento and the applicant, the application was amended to further amend the 1978 South Natomas Community Plan and rezone seven (7) + vacant acres adjacent to the original parcel from office (OB-PUD) to hospital (H-PUD), for

the purpose of establishing a medical office building in conjunction with the hospital.

The property is located on the west side of Northgate Boulevard, south of Turnstone Drive. The property is also identified as Assessor's Parcel Nos. 250-0010-069-0000, 250-0010-070-0000, and 250-0390-033-0000.

The project as finally approved by the City Council consists of:

1. Amendment of the 1974 General Plan from residential and office to Hospital for seventeen (17) + acres.
2. Amendment of the 1978 South Natomas Community Plan by adoption of the 1986 South Natomas Community Plan to create an Institutional land use designation.
3. A new PUD repealing and replacing the former Sunset Meadows PUD and providing for a 100-bed hospital and a medical office building.

The Planning Department, after reviewing the application and completing the initial study, determined that the proposal constituted a "project" as defined by the California Environmental Quality Act (CEQA), the State EIR guidelines and City regulations implementing CEQA, and required the completion of a draft and final EIR.

The City Planning Commission, after public notice and meeting in special and regular sessions which concluded on May 2, 1985, reviewed the above-referenced application and took the following actions:

1. Found the DEIR to be adequate and complete with a finding of significant adverse impacts; and
2. Approved the application.

The City Council heard the matter on the dates referenced above and took the following actions:

1. Certified the FEIR as adequate and complete with a finding that there are significant adverse impacts;

- 2. Adopted the Findings of Fact and Statement of Overriding Considerations; and
- 3. Approved the project as described above.

II. The Record

For the purposes of CEQA and the Findings herein, the record of the proceeding for the project is comprised of the following:

- 1. Original application filed by the applicant's attorney, Robert B. McCray;
- 2. Supplemental materials filed on behalf of the applicant, including written documents and maps;
- 3. The environmental checklist and all other environmental documents prepared by the Planning Department, including the draft and final EIR, environmental questionnaire, initial study, and the Notice of Determination;
- 4. All staff reports, memoranda, maps, letters, minutes of meetings and other planning documents related to the project;
- 5. All testimony, documents, and other evidence presented by the applicant or applicant's agents relating to the project;
- 6. The proceedings before the Planning Commission and the City Council relating to the project, including testimony and documentary evidence introduced at the public hearings;
- 7. Matters of common knowledge to the Council, including but not limited to:
 - a. The 1974 General Plan;
 - b. The text and land use map of the 1978 South Natomas Community Plan;
 - c. The text and land use map of the draft South Natomas Community Plan Revision;

- d. The Air Quality Maintenance Plan adopted by the City Council.
- 8. The Zoning Ordinance of the City;
- 9. The applications for the other eleven projects in the South Natomas Community and the five projects in the North Natomas Community;
- 10. The text and land use map of the 1984 North Sacramento Community Plan;
- 11. Other formally adopted policies and ordinances.

III. Draft and Final EIR

The DEIR and FEIR prepared for the project describe in detail the application for Community Hospital of Sacramento. The documents describe the unique and collective impacts of the project, including the cumulative impacts of the other twelve applications filed in the South Natomas Community and the five applications filed within the North Natomas Community.

IV. Significant Adverse Impacts

The Final Environmental Impact Report, as certified by the Council, identified the following significant adverse impacts as related to the Community Hospital of Sacramento project:

- 1. Conflicts with the planned residential and commercial uses under the 1978 SNCP.
- 2. The project would increase traffic and contribute to unacceptable levels of service (incapable of feasible mitigation) at four intersections in the South Natomas Community.
- 3. Conflicts with adjacent residential and school uses.
- 4. Increased demand for police protection.
- 5. Hospital traffic will increase safety hazard at Garden Valley School.
- 6. The project would increase traffic and contribute to unacceptable levels of service (prior to

mitigation) at two intersections in the South Natomas Community.

7. Increased demand on Regional Transit for bus and shuttle service during peak periods, potentially requiring greater seating capacity, more routes, or shorter headways.
8. Potential traffic operational and/or safety problems during peak periods at the main hospital entrance due to limited stacking room for entering and exiting vehicles.
9. Project would incrementally add to regional smog problems and difficulty in achieving and maintaining federal ozone standards.
10. Predicted on-site Ldn of 59-68 dB. Land use/noise compatibility category "B" (use permitted only after identifying any required protective measures needed).
11. Increase of storm drainage flows by 5.3 cfs would exceed capacity of Reclamation District 1000 facilities.

V. Mitigated Potentially Significant Adverse Impact

In order to mitigate potentially significant adverse impacts to a less than significant level, the following measures will be implemented in the project:

1. Project site design will be modified to remove any entrance off Larchwood Drive, in order to avoid conflicts with adjacent residential and school uses.
2. Adequate parking lighting will be provided to mitigate the increased demand for police protection.
3. To avoid increased safety hazard at Garden Valley School, pedestrian crossing lights and proper signage will be provided.
4. Signal phasing at West El Camino Avenue and Azevedo Drive will be revised.

5. A new road will be constructed between Natomas Park Drive and Garden Highway to avoid unacceptable levels of service at Garden Highway and Truxel Road.

6. Transit needs will be recognized in the project design and bus shelters and/or turnouts and/or transit centers will be provided as necessary. In addition, the project will submit with each special permit application a letter from Regional Transit verifying that Regional Transit has been consulted with regard to the impacts of the development design on transit efficiency and effectiveness in serving the site and the project will participate in the Transportation System Management program referenced in the 1986 South Natomas Community Plan.

7. Internal parking layout will be designed to avoid potential traffic, operational and/or safety problems during peak periods at the main hospital entrance.

8. The project will participate in implementation of air quality control measures adopted by the Regional 1982 Air Quality Plan.

9. The hospital will use building design and appropriate materials to provide at least a 20 dB reduction of outdoor noise levels.

10. The project developer will finance drainage system improvements necessitated by the project.

11. The project developer will participate in a Facilities Benefit Assessment District for the South Natomas Community. This district will finance capital improvements, including transportation projects and other improvements. All improvements financed by the district shall have the purpose and effect of mitigating adverse environmental effects associated with future residential and nonresidential development within the community, including the Community Hospital project.

VI. Findings and Statements of Facts Supporting The Findings (Relating to Significant Adverse Impacts)

Notwithstanding the disclosure of the significant adverse impacts (itemized in Section IV and not reduced to a less than significant level as discussed in Section V), the City Council hereby approves the Project, as authorized by Public Resources Code Section 21081 and the State EIR Guidelines Sections 15091, 15092 and 15093. As required by the aforementioned references, the City Council makes the following

findings of fact for which there is substantial evidence in the record.

1. With regard to the adverse impact of conflicts with the planned residential and commercial uses under the 1978 South Natomas Community Plan, the City Council finds that there is specific need for replacement of the obsolete Community Hospital and the provision of inpatient and outpatient health care services within the South Natomas community.

Supporting Facts:

The project as approved has certain beneficial effects, including:

- a. The project will meet the need for inpatient and outpatient health services in the South Natomas community.
- b. The project will provide better access to health care services for residents of the North Sacramento community and will avoid the possible loss of conveniently located inpatient medical services for the North Sacramento community.
- c. In light of the significant revision of the 1984 South Natomas Community Plan as described in the 1986 South Natomas Community Plan, the loss of office acreage at project site is beneficial in that office needs are adequately satisfied elsewhere in the community and high-density multiple family uses are no longer considered desirable in the South Natomas Community.

2. With regard to the adverse impacts of increased traffic and contribution to unacceptable levels of service at the intersections of E. Gateway Oaks Drive/W. El Camino Avenue, W. El Camino Avenue/Northbound I-5 Interchange, W. El Camino Avenue/Northgate Boulevard, Garden Highway/Northgate Boulevard, and I-5 Mainline, the Council finds that there is a specific need for replacement of the obsolete Community Hospital, further finds that the provision of inpatient and outpatient services to the South Natomas and North Sacramento communities is necessary, and further finds that the project's location is convenient to the South Natomas and North Sacramento communities and will contribute little additional traffic in South Natomas.

Supporting Facts:

a. Compared with the 1978 Community Plan alternative, the project will add ten vehicle trips each during the AM and PM peak hours to the community (DEIR, pg. 39). The impact of the project is mitigated by the fact that the PM peak hour for hospitals is 3:00 to 5:00 p.m., while the community-wide PM peak hour is 4:00 to 6:00 p.m.

b. The traffic impacts of the project are further reduced as noted by the DEIR, page 42:

"While [increased traffic at four intersections] is a significant adverse impact, the condition is not attributable to the proposed Community Hospital project since essentially the same condition exists under the 1978 plan alternative."

c. The project also does not contribute significantly to three of five intersections listed above while the project will result in a net reduction of trips during the AM and PM peak hours at the W. El Camino/Northbound I-5 Intersection and during the PM peak at the W. El Camino/Northgate intersection.

d. As noted in the FEIR, page 63, the Community Hospital project does not by itself cause the unacceptable levels of service identified within the summary of findings. Further, as noted by the FEIR, page 64, the listing of E. Gateway Oaks/W. El Camino Avenue intersection as one significantly affected by the project was done in error.

e. The project developer will participate in a Facilities Benefit Assessment District for the South Natomas Community. The capital improvements financed by this district will include transportation projects and other improvements to benefit the community.

VII. Alternatives

Alternatives to the project are addressed in the DEIR and FEIR as follows:

1. 1978 SNCP Alternative. This alternative assumes that the project site is developed in accordance with the approved 1978 South Natomas Community Plan as amended.

2. No Project Alternative. This alternative assumes that no further development will occur on the site.

VIII. Less Than Significant Impacts

The following impacts are determined to have less than a significant effect on the environment.

- 1. Conversion of approximately 17 acres of vacant land to urban uses.
Mitigation: None.
- 2. Consistent with Draft 1984 SNCP land use designation for the site.
Mitigation: None.
- 3. Market feasibility not assessed.
Mitigation: None.
- 4. No on-site population. Population displacement associated with housing displacement.
Mitigation: Displaced population would require housing elsewhere in the City or County.
- 5. Displacement of 160 units planned for the site under the 1978 SNCP.
Mitigation: Provide an equivalent number of units elsewhere in the City or County. Conduct a regional jobs/housing balance study.
- 6. Increased employee demand for parks.
Mitigation: Provide recreation facilities for employees. Provide park financing by nonresidential users.
- 7. Peak water demand of 34,600 gpd can be accommodated by existing water supply system. Cost to City of about \$35,000.
Mitigation: Implement standard water conservation measures. Investigate alternative financing.
- 8. Peak demand of 20,000 gpd can be accommodated by existing collection and treatment system.
Mitigation: None.

- 9. Waste flow of 1,034 lbs/day can be accommodated by existing and planned landfills.
Mitigation: None.
- 10. Multistory buildings would require a ladder truck in South Natomas.
Mitigation: Require developer funding of specialized equipment.
- 11. Slightly increased employee demand for libraries.
Mitigation: None.
- 12. Bicycle and pedestrian mobility would be impeded.
Mitigation: Provide crosswalk protection and separated pathways.
- 13. Peak demand of 500 kilowatts can be provided by existing facilities.
Mitigation: Implement Conservation Load Management measures.
- 14. Adequate natural gas service available.
Mitigation: None.
- 15. Conversion of 10 acres of nonprime soil to urban uses.
Mitigation: None.
- 16. Presence of shrink-swell soils on-site.
Mitigation: Employ corrective design measures.
- 17. Increase of storm drainage flows of 3.41 cfs can be accommodated by City facilities.
Mitigation: None.
- 18. Loss of 10 acres of waste field habitat.
Mitigation: None.
- 19. No adverse impacts expected.
Mitigation: Halt construction if artifacts are discovered and develop a mitigation plan at that time.

IX. Statement of Overriding Concern

Notwithstanding the disclosure of the significant impacts and their mitigation described above, the City Council has determined pursuant to Section 15093 of the State EIR

Guidelines that the benefits of the proposed project outweigh the adverse impacts and the project should be approved.

With reference to the proposed findings and in recognition of those facts included in the record, the City Council specifically finds and makes this statement of overriding considerations that there are special social, economic, and other reasons for approving this project notwithstanding the substantial adverse impacts disclosed in the DEIR and FEIR. The reasons are as follows:

- 1. The project will provide needed acute and outpatient medical services in the South Natomas community.
- 2. The project will provide better access to medical services for residents of North Sacramento who are medically underserved at the present time because of the project's location on Silver Eagle at Northgate and with easy access to Interstate 80.
- 3. The project will further enhance access to medical services because the developer will continue to operate clinics and an urgent care center at or near the existing Community Hospital location.
- 4. The project will further enhance access to health care because the developer will cooperate with Regional Transit regarding bus transportation to the site.
- 5. The project will replace a medically obsolete facility with a modern hospital and medical office building.

Date: _____

Mayor

Attest:

City Clerk

RMC:cjp:46M

RESOLUTION NO. 86-073

46
as amended

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION DESIGNATING THAT CERTAIN AREA OF THE
CITY OF SACRAMENTO AS DESCRIBED HEREIN AS
A PLANNED UNIT DEVELOPMENT TO BE KNOWN AS
COMMUNITY HOSPITAL AND ADOPTING A
TENTATIVE SCHEMATIC PLAN (P83-401)

WHEREAS, the City Council conducted a public hearing on June 10, 1985 which was continued on the dates June 17, June 24, July 1, July 15, July 22, September 10, November 6, November 19, December 3, 1985, and January 14, 1986, concerning the proposed amendment of the 1974 General Plan and the 1978 South Natomas Community Plan through adoption of the 1986 South Natomas Community Plan; and

WHEREAS, the planned unit development designation of Hospital (H-PUD) was adopted by ordinance of the City Council and applied to the subject property as described in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento, based on the documentary and oral evidence submitted at said public hearing, the City Council hereby finds:

1. That the Planned Unit Development known as Community Hospital, more specifically described herein, conforms to the 1974 General Plan and the 1978 South Natomas Community Plan as amended by adoption of the 1986 South Natomas Community Plan.
2. The Planned Unit Development is consistent with the purposes and special criteria for planned unit developments as set forth in Section 8 of the City Zoning Ordinance.
3. The Planned Unit Development will promote the general welfare and be beneficial to other property in the vicinity of the development and the South Natomas Community generally.
4. The Planned Unit Development is in harmony with the general purposes of the City's Zoning Ordinance by encouraging the most appropriate use of land.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that pursuant to the City's Zoning Ordinance No. 2550, Fourth Series, as amended, the property described in the attached Exhibit A is hereby designated as a planned unit development to be known as "Community Hospital" and it shall be subject to the following conditions:

1. Submit Development Guidelines and a final Schematic Plan subject to the review and approval of the Planning Commission either prior to or in conjunction with the first special permit application. Attached hereto as Exhibit B is a tentative Schematic Plan which has been submitted to City staff for preliminary review.

2. The applicant/property owner shall participate in a facilities benefit assessment district to be formed to finance capital improvements in South Natomas. The exact amount of dollar participation by the facilities benefit assessment district for each of the improvements will be specified at the time that the district is formed. Fees paid to the district shall be based upon the relative benefit or need of the capital improvement realized by development depending upon land use.
3. Pay for the cost (connection fees) of providing water to the site.
4. Participate in the Transportation Systems Management (TSM) program referenced in the 1986 South Natomas Community Plan upon adoption of the TSM Implementation Program by the City, including the payment of fees to cover the cost of monitoring of TSM plan implementation in South Natomas, including employee surveys and monitoring of preferential parking.
5. Submit for review and approval with each special permit application documentation demonstrating successful performance in implementation of TSM plans for the hospital/medical office complex.
6. Submit for review and approval with each special permit application a TSM plan designed to reduce peak hour trips by a minimum of 20 percent.
7. Submit with each special permit application a letter from Regional Transit verifying that Regional Transit has been consulted with regard to the impacts of the development design on transit efficiency and effectiveness in serving the site.
8. Join other South Natomas office/business park developers and employer tenants in working with the Sacramento County Air Pollution Control District to develop a mitigation program consisting of new traffic and air quality mitigation measures not already identified in the South Natomas Community Plan and EIR.
9. Cease construction, if at any time during construction, artifacts are discovered, until a qualified archaeologist can examine the find and recommend preservation or possible mitigation if the find is significant.

MAYOR

ATTEST:

CITY CLERK