

CITY PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Bi-Valley Medical Clinic, Inc., 2100 Capitol Avenue, Sacramento, CA 95816		
OWNER	Pacific Group Limited, 3901 Norwood Avenue, Sacramento, CA 95838		
PLANS BY	Mogavero Associates, 2229 J Street, Sacramento, CA 95816		
FILING DATE	08/07/92	ENVIR. DET.	Negative Declaration
		REPORT BY:	D. Holm
ASSESSOR'S PCL. NO.	250-0027-012-0000		

- APPLICATION:**
- A. Negative Declaration;
  - B. Special Permit Modification to allow the continued use of an existing drug abuse treatment facility (Bi-Valley Medical Clinic) totaling 5,700± square feet, located on 0.3± developed acres in the Industrial Park Planned Unit Development (M-1S PUD) zone.
  - C. Special Permit Modification to increase the capacity of an existing drug abuse treatment facility from 375 patients to 450 patients.

**LOCATION:** 310 Harris Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to allow the continued operation of an existing drug abuse treatment facility and to increase the existing capacity by an additional 75 patients.

**PROJECT INFORMATION:**

General Plan Designation:	Industrial-Employee Intensive
1984 North Sacramento Community Plan Designation:	Industrial-Labor Intensive
Existing Zoning of Site:	M-1S (PUD)
Existing Land Use of Site:	Industrial/Office

**Surrounding Land Use and Zoning:**

North: Industrial & Office; M-1S (PUD)  
South: Vacant & Multiple Family; R-3 & M1 (LI)  
East: Industrial & Mercy Clinic; M-1S (PUD)  
West: Industrial & Office; M-1S (PUD)

Property Dimensions: Irregular  
Property Area: .30± acres

Required Parking:	To be determined by Commission
Proposed Parking:	25 spaces
Square Footage of Building:	5,700 square feet
Number of Employees:	21
Number of Clients:	450 (mix of methadone maintenance & detoxification)
Hours of Operation:	Clinic: 6:00 a.m. to 2:30 p.m. Counseling Sessions: 6 to 8 p.m., 2 days/week
Height of Proposed Building:	Single Story
Exterior Building Materials:	Concrete
Roof Material:	Plywood Felt System
Topography:	Flat
Street Improvements/Utilities:	Existing

**BACKGROUND INFORMATION:** On July 26, 1990, the City Planning Commission heard testimony and approved the requested special permit (P90-102), to allow a drug abuse treatment center to locate on the subject site. Subsequently on August 2, 1990, the decision of the Planning Commission regarding this special permit was appealed by a third party. On September 25, 1990, the City Council heard testimony regarding the appeal and denied the appeal thus approving the special permit to allow Bi-Valley Medical Clinic, an outpatient drug treatment center which dispenses methadone to a maximum of 375 patients, to operate on the subject site.

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site is 0.3± developed acres in the Light Industrial (M-1S {PUD}) zone. A non-residential care facility must obtain a Special Permit to locate in any zone within the City of Sacramento. The General Plan designates the site as Industrial-Employee Intensive and the 1984 North Sacramento Community Plan Designates the site as Industrial-Labor Intensive. The subject site is within the boundaries of the Del Paso Heights Redevelopment Area and the Norwood Tech Business Park Planned Unit Development. The surrounding land use and zoning for the subject site is industrial and office, zoned Light Industrial Park (M-1S PUD), to the north and west; industrial and the Mercy Clinic, zoned Light Industrial Park (M-1S PUD), to the east; and residential, zoned Multiple Family (R-3) and vacant, zoned Light Industrial Labor Intensive (M-1{LI}), to the south.

B. Applicant's Proposal

The applicant is requesting a special permit modification to allow the continued use of a 5,700± square foot drug abuse treatment facility that was approved on September 25, 1990 by the Sacramento City Council. In order to allow the drug abuse treatment facility the opportunity to establish a permanent and continued service to the surrounding community, the applicant is requesting that the use be able to continue at this site indefinitely. As the existing facility has received a large demand for service in this area, the applicant is also requesting to increase the existing client capacity from 375 clients to 450 clients.

### C. Staff Analysis

#### Special Permit Modification

The Bi-Valley Medical Clinic was approved on September 25, 1990, on appeal to the City Council, to locate at the subject site and operate a drug abuse treatment facility. One of the conditions that was placed on the clinic by the City Council, was that every six months they would need to have an open house and notify all of the property owners within 1,000 feet of the subject site. Since the clinic has been operating at this location, they have continued to have an open house every six months. An additional condition that was required as a part of the approval was that the Planning Division staff provide a status report to the City Planning Commission and the City Council, eighteen months after the approval. On June 22, 1992, a status report (See Exhibits D & E), was prepared by the Planning Division staff, informing the City Council and the City Planning Commission that the Bi-Valley Medical Clinic did not appear to be creating any unusual problems for the surrounding community. In addition, no complaints regarding the operation of the Bi-Valley Medical Clinic at this location have been received by the Planning Division.

Since the treatment facility opened at this location, in December of 1990, there has been a continuing increase in the number of clients seen at this facility. The staff at Bi-Valley Medical Clinic, has researched the client lists and has determined that the majority of the clients being treated at this facility are from the 95838 and 95815 zip code areas which encompasses the surrounding North Sacramento and South Natomas communities. In order to continue to provide the services that are apparently needed in this area, the applicant is also requesting to modify the original condition that restricted the number of clients to 375. At the time the original application was made in 1990, the applicant requested approval for a total of 450 clients. Based upon the objections received by the community, the applicant agreed to a maximum of 375 clients, with the possibility to request an increase in the client capacity from the Planning Commission at a later date. As there has been a demand for this type of service in the surrounding community, the applicant is requesting to increase the capacity from the existing 375 clients maximum to 450 clients maximum. The original staff report considered the parking and building size for a total of 450 clients. In reviewing this information, Planning staff feels that there will be adequate parking and building area available at the subject site to accommodate the additional 75 clients at the treatment facility.

The applicant is also requesting a special permit modification to modify an original condition of approval that required a review by the Planning Commission two years after approval or the Special Permit would expire. In order to continue to provide the type of service and facility, that Bi-Valley Medical Clinic is operating on the subject site, the applicant is requesting approval of a special permit that would not have an expiration date. In reviewing the information received on the operation of this facility, Planning staff has considered the following information; 1) no complaints have been received from the community, 2) there has been no evidence that crime has increased in the area due to the operation of the clinic, and 3) the original conditions have been complied with. In consideration of this information, Planning staff has no objections to approving a special permit without an expiration date along with increasing the client capacity from 375 to 450 clients. In addition, Planning staff is recommending that the condition to have an open house every six months be eliminated.

Security

Upon approval of the original special permit, the applicant was required to provide two separate security measures for the treatment facility. The first required that a security guard be maintained at the facility to oversee the property and the parking lot. Planning staff has noted that a security guard has been present during all site inspections. Planning staff recommends that the condition requiring a security guard at the subject site, to provide security for the establishment as well as for the clients, be retained. In addition, the applicant was required to provide a secure place for the trash dumpster or bin in order to prevent accidental contamination of medical waste. The applicant has constructed a locking trash enclosure which will continue to provide a safeguard against accidental contamination.

Hours of Operation

The existing clinic is operating from 6:00 a.m. until 2:30 p.m., seven days a week. The hours for medication dispensing has previously been restricted to 6:20 a.m. until 11:00 a.m., the applicant is requesting to be able to start dispensing medication at 6:00 a.m., in order to accommodate their clients. In addition to the clinic hours evening counseling sessions have been and will continue to be provided from 6:00 p.m. until 8:00 p.m., two nights a week. The applicant has indicated that these hours accommodate clients that need to receive treatments before going to work. By expanding the dispensing hours by twenty minutes the staff will be able to set up for the day and start dispensing medication to the clients. The evening counseling sessions help support the recovery efforts of the clients.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building, Police, Fire, Community Services, Air Quality Management District, and Waste Removal. The following comments have been received:

Police Department

No objection. This facility has not generated excess calls for service since locating at this site. This year the Police Department only had two calls for service to this facility which were:

1. A silent burglary alarm; and
2. A suspicious person; this was reported by the clinic staff.

E. Neighborhood/Community Comments

Planning staff sent the application request to the Del Paso Heights Redevelopment Advisory Committee (RAC), which is the only known neighborhood organization in this area. No comments have been received directly from this organization but the applicant did submit a copy of a letter they received from them on August 4, 1992 (See Exhibit F). The applicant also submitted additional letters (See Exhibits G, H & I), supporting the existing treatment facilities' operation.

In addition, the subject site was posted and the property owners within a 300 foot radius of the subject site were notified of the applicant's request. Staff has received no phone calls or comments.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration without mitigation measures has been prepared.

**RECOMMENDATION:** Staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit Modification to allow the continued use of an existing drug abuse treatment facility subject to conditions and based upon findings of fact which follow;
- C. Approve the Special Permit Modification to increase the capacity of an existing drug abuse treatment facility from 375 patients to 450 patients subject to conditions and based upon findings of fact which follow.

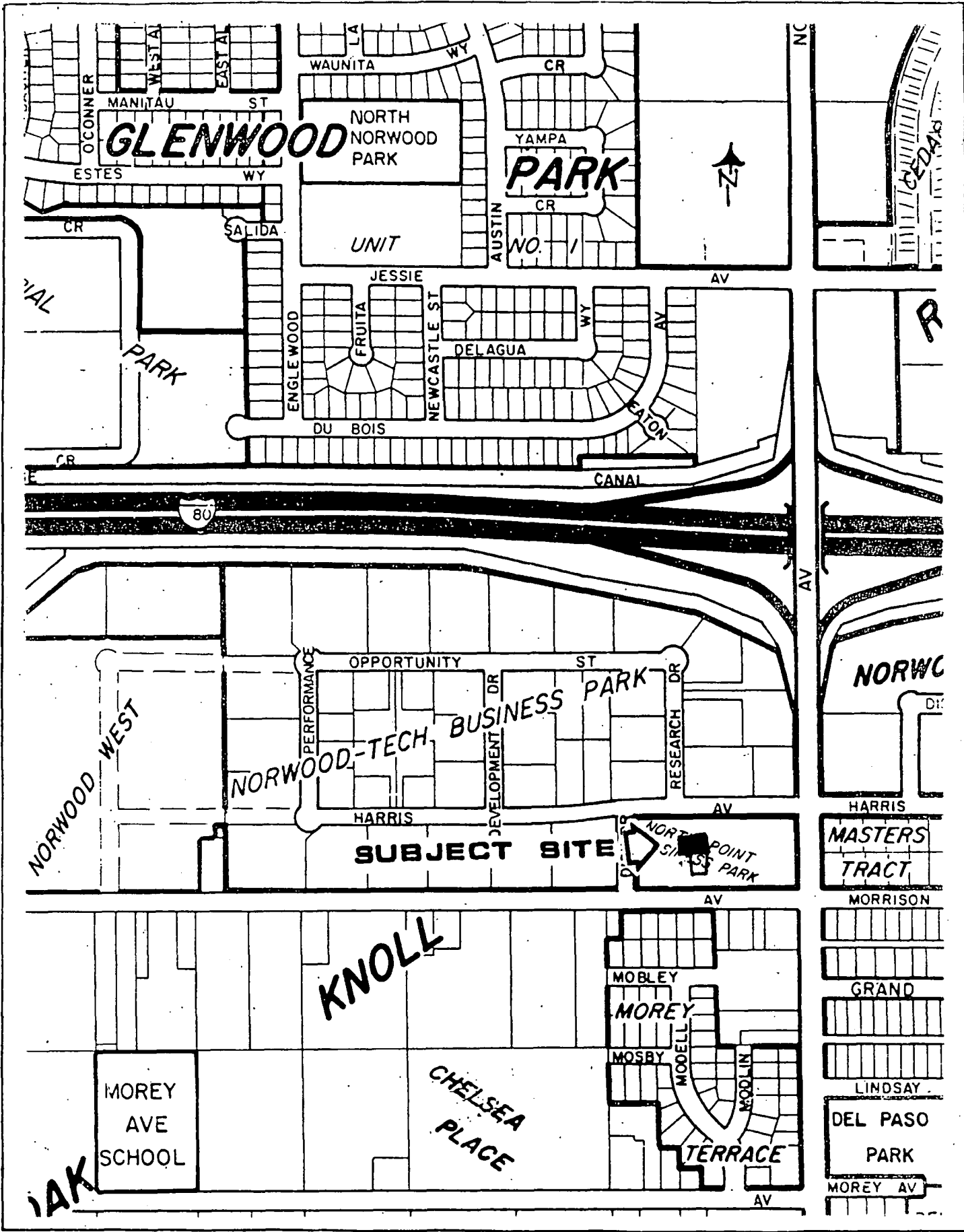
**Special Permit Conditions**

1. Any trash dumpster or bin shall be enclosed inside the building or within a locked trash enclosure to prevent the contamination of humans by toxic medical waste;
2. The clinic shall be limited to a maximum of 450 patients. Any increase in client load shall be subject to Planning Commission review and approval;
3. Methadone dispensing hours shall be limited to 6:00 a.m. to 11:00 a.m. and evening counseling sessions shall not be held past 8:00 p.m., two nights a week;
4. The applicant shall select a contact person to act as a liaison between the clinic, the adjacent businesses and residences, Planning staff, City Councilmember, and Del Paso Heights RAC so that issues and problems relating to the clinic operation can be heard and resolved. The clinic shall post a sign with the contact person's name and phone number on the door of the clinic;
5. The applicant shall provide security to watch the property and parking lot.

**Findings of Fact**

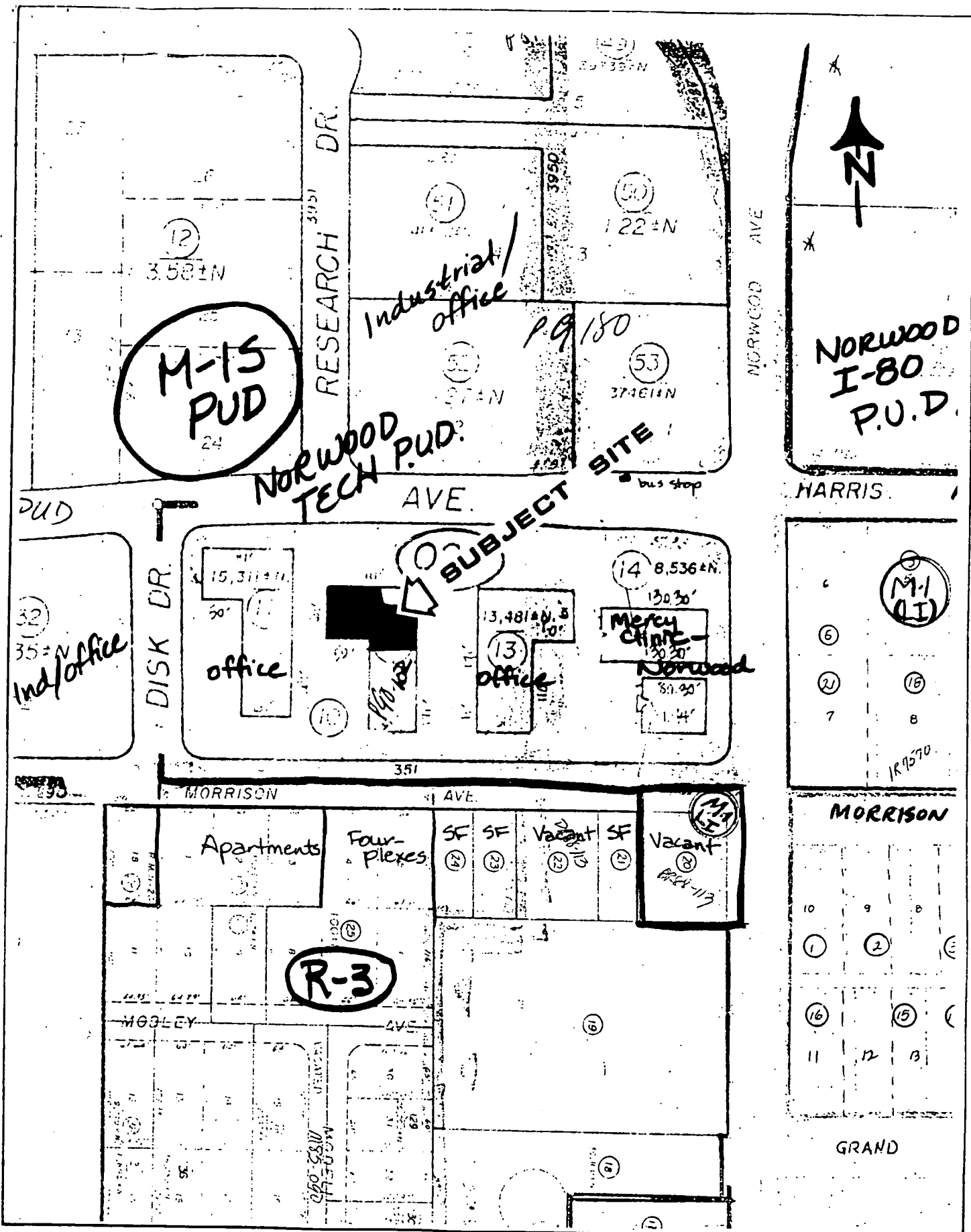
1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is a non-residential care facility use in a Light Industrial (M-1S PUD) zone. A non-residential care facility is allowed in the M-1S zone with an approved special permit.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:

- a. adequate parking, lighting, landscaping, and setbacks are provided at the existing site,
  - b. an eight foot masonry wall is existing to buffer the business park from adjacent residential uses,
  - c. the trash dumpster shall be secured within the building or locked trash enclosure,
  - d. public transit is available to serve the clients, and
  - e. the proposed hours of operation will not have a negative impact on the surrounding neighbors, including the single family and multi-family residential to the south.
3. The project is consistent with the General Plan which designates the site as Industrial-Employee Intensive.
  4. The proposal conforms to the locational criteria for non-residential care facilities.



**VICINITY MAP**

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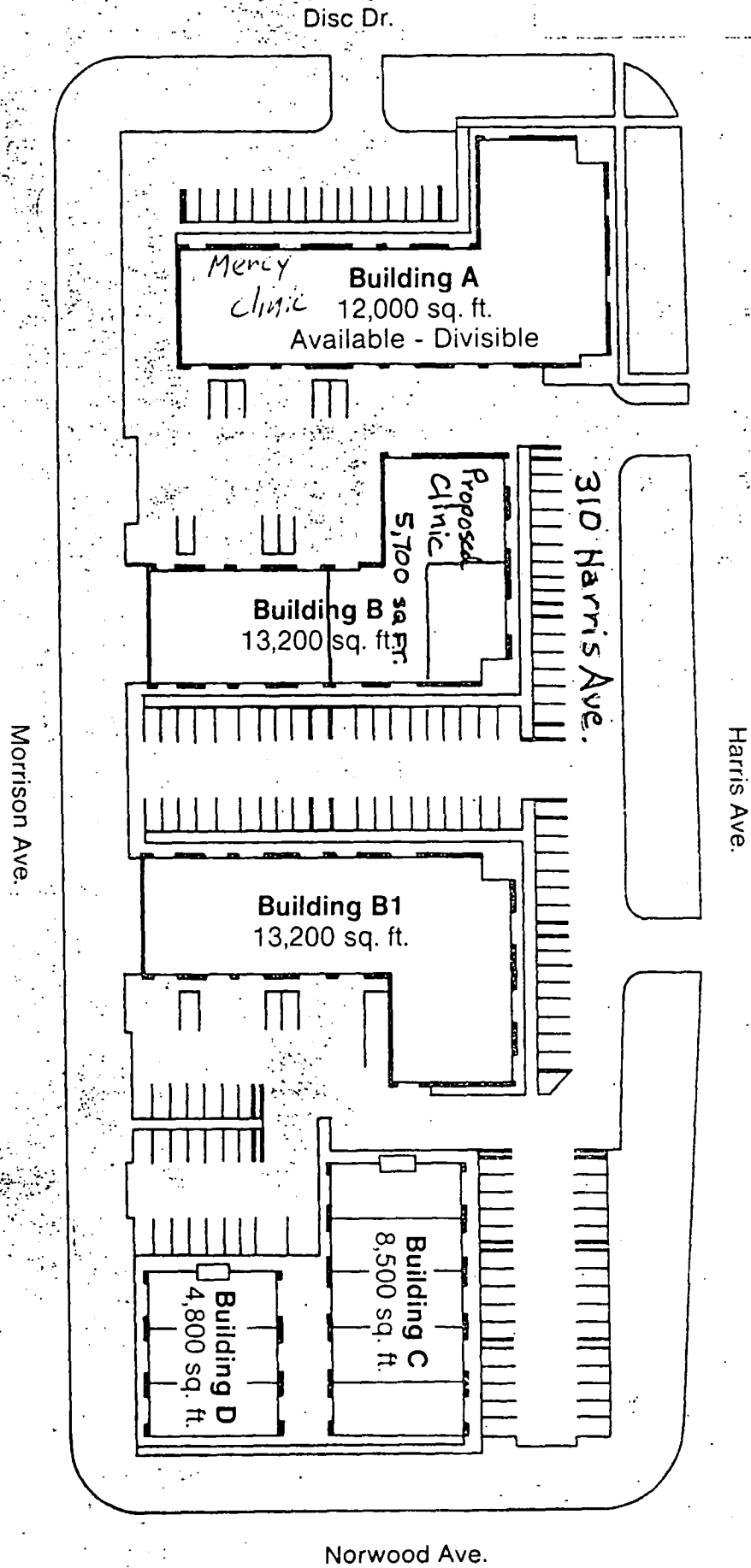
# LAND USE & ZONING MAP

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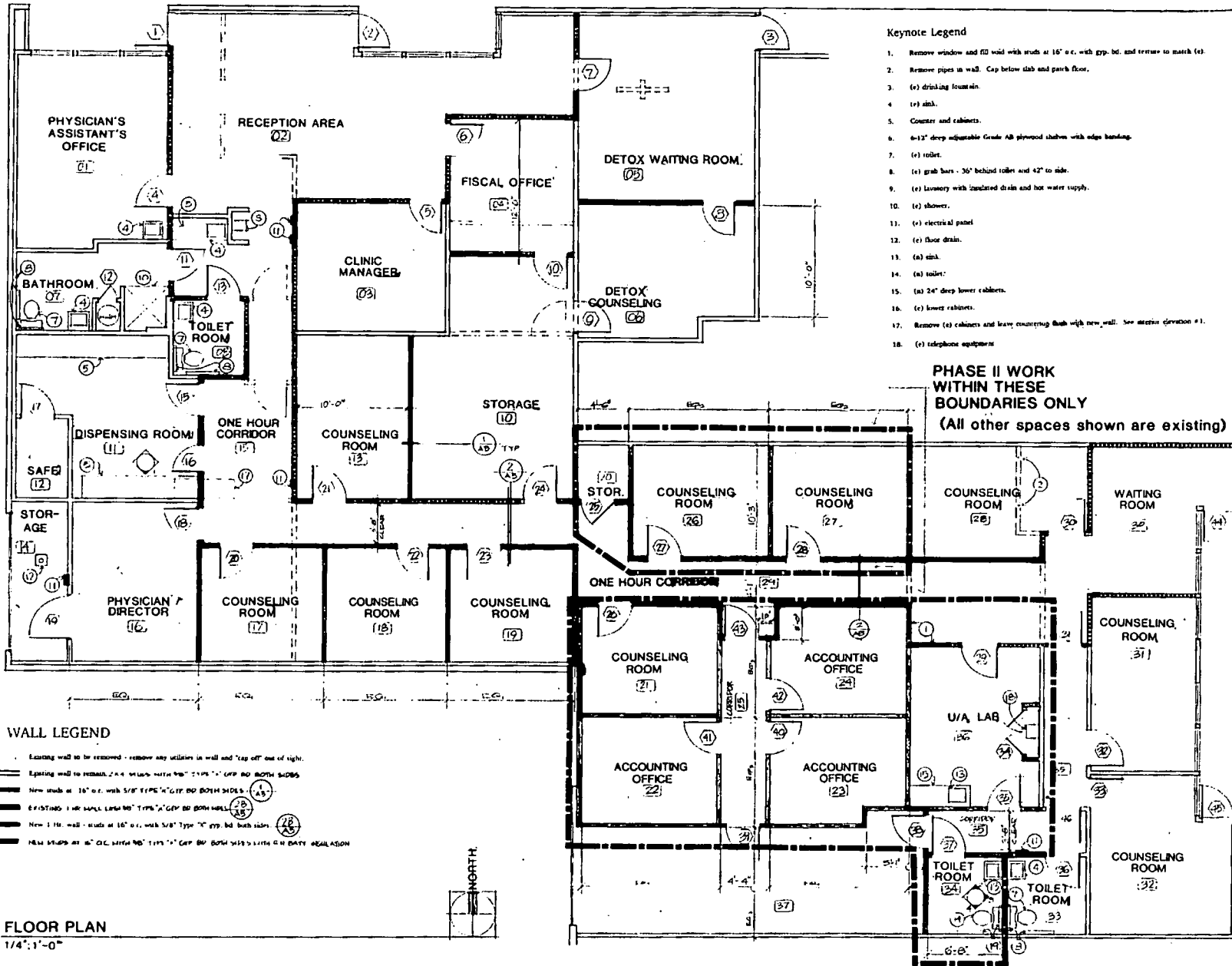


EXHIBIT - A / SITE PLAN

Site Plan



1662



2270 N. WASHINGTON  
SUITE 200  
DENVER, CO 80202  
303.733.2211

**EXHIBIT - C / FLOOR PLAN**

CONSULTANT

PROJECT NUMBER  
90096

PHASE I

BiValley  
Medical C  
310 HARRIS  
PHASE

SHEET TITLE  
FLOOR PLAN

DATE  
11 JUNE 92

REVISIONS

SHEET  
A.2

10

EXHIBIT - D

ADMINISTRATION  
ROOM 300, 95814-2087  
916) 261-5571  
FAX 916) 261-7184  
BUILDING INSPECTIONS  
ROOM 200, 95814-2068  
916) 261-5716  
FAX 916) 261-7016  
ECONOMIC DEVELOPMENT  
ROOM 300, 95814-2087  
916) 261-7223  
ENVIRONMENTAL SERVICES  
ROOM 301, 95814-2082  
916) 261-7057  
PLANNING  
ROOM 200, 95814-2068  
916) 261-5381  
812 TENTH STREET  
SACRAMENTO, CA 95814-2001  
NEIGHBORHOOD SERVICES  
916) 261-5948  
FAX 916) 261-7712

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

June 22, 1992

Mayor Anne Rudin  
915 I St. #205  
Sacramento, CA 95814

Subject: Bi-Valley Medical Clinic - Status Report (P90-102)

Dear Mayor Rudin:

On September 25, 1990, the City Council approved a special permit to allow Bi-Valley Medical Clinic, an outpatient drug treatment center which dispenses methadone to a maximum of 375 patients, to operate at 310 Harris Avenue. A condition of approval was the Planning staff would provide a status report on the facility to the Planning Commission and City Council after the clinic had been open for a year and one-half (March 25, 1992).

In March of 1992 Planning staff requested that the Police Department run site and crime area statistics for the Harris Avenue property. Officer Jim Barclay of the Police Department ran figures for a six month period. He indicated that the only calls to the site were alarms that turned out to be false alarms. There was one call requesting assistance on a mental case by Bi-Valley on March 1, 1991. There was a break-in in November of 1992. The break-in did not appear to be of a serious nature, \$30 total value was stolen. In the area, there were two home burglaries during the six month period. These burglaries were not close to Harris Avenue. There were nine business burglaries, including the one at Bi-Valley. There were two car thefts in the area (average 600 in city). Officer Barclay's conclusion was that there was no indication that Bi-Valley was causing any kind of police related problem. There is no extra-ordinary crime in the area.

Planning staff has also been in contact with Donna Melendez, the Sacramento Housing and Redevelopment Agency staff person assigned to assist the Del Paso Heights Redevelopment Area Committee (RAC). During the Special Permit hearings in 1990, the RAC was opposed to the location of the clinic at 310 Harris Avenue. Ms. Melendez has indicated that she has not heard of any problems at the facility since they located at the Harris Avenue site. A member of the medical clinic staff has also become a member of the RAC.

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Bi-Valley Medical Clinic  
Page 2

In addition, Planning staff contacted Irma Nordine, the Operations Manager at Mercy Clinic-Norwood. The Mercy Clinic is located in the same complex as Bi-Valley Medical Clinic. Ms. Nordine indicated that Bi-Valley has been a good neighbor and that they have no complaints regarding the operation of the facility.

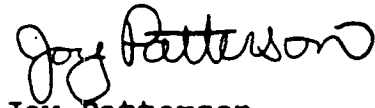
Planning staff has not heard of any problems since Bi-Valley located at the Harris Avenue site. Staff has visited the site and found the required security guard in place and no evidence of loitering around the facility. Councilmember Ferris and her staff also have indicated that the facility appears to be operating smoothly and that no complaints have been received.

Bi-Valley Medical Clinic prepared for Planning staff a status report on the facility including information on the open house gatherings held at the clinic. This status report is enclosed for your review.

The Special Permit for the Harris Avenue facility will expire on September 25, 1992 unless an application for an extension of the Special Permit is submitted prior to this date. Bi-Valley staff has indicated that they intend to apply for a Special Permit extension this summer.

If you have any questions regarding this status report on the Bi-Valley Medical Clinic please call me at 264-5607.

Sincerely,



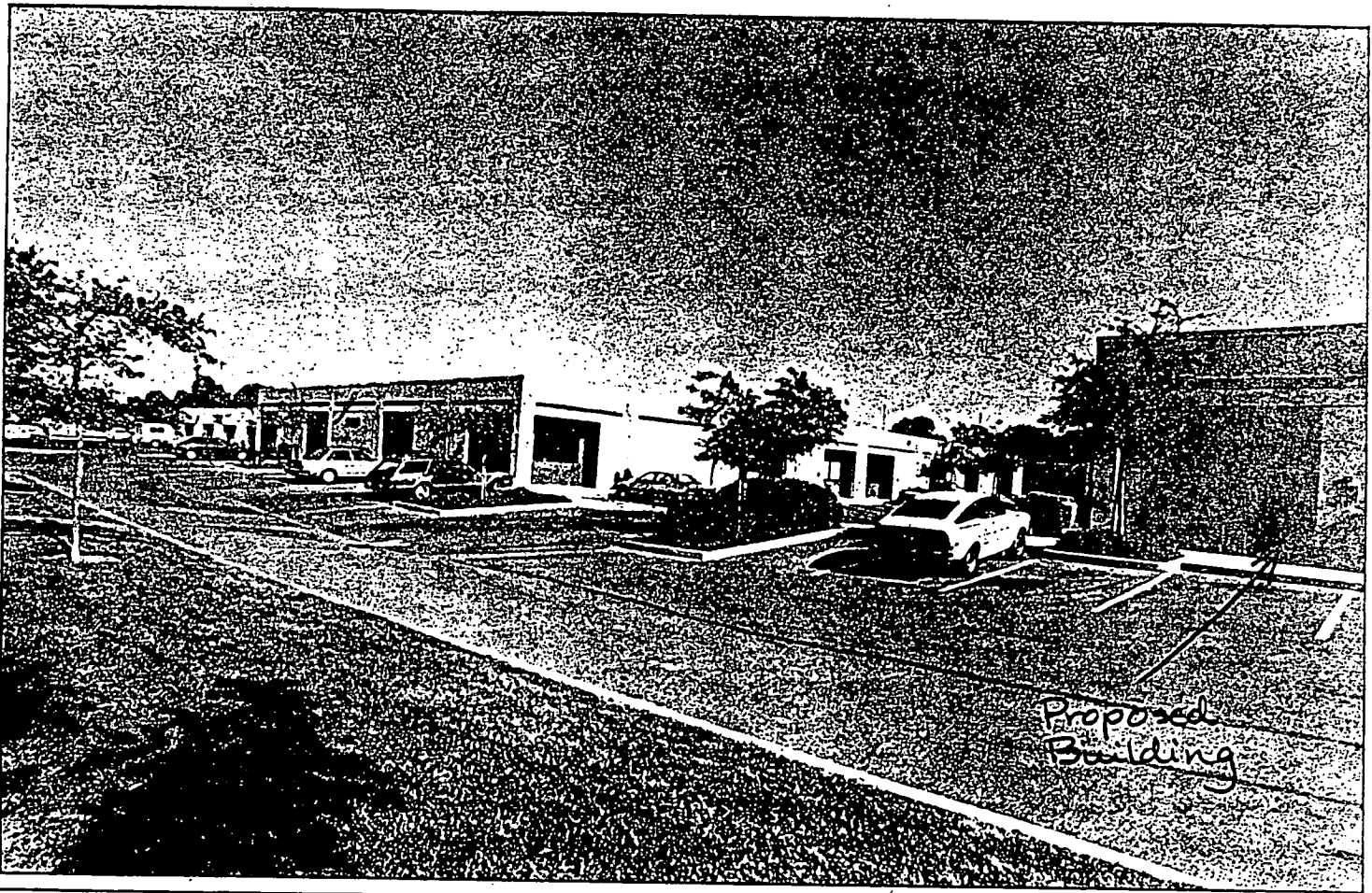
Joy Patterson  
Senior Planner

cc: Mayor Anne Rudin  
City Council Members  
City Planning Commission Members  
Barbara Anania, Bi-Valley Medical Clinic  
Gary Stonehouse, Planning Director  
Donna Melendez, SHRA  
Jim Barclay, City Police Department  
✓ File P90-102

Enclosure - Bi-Valley Status Report

# For Lease: Northpoint Business Park

300-329 Harris Avenue • Sacramento • California

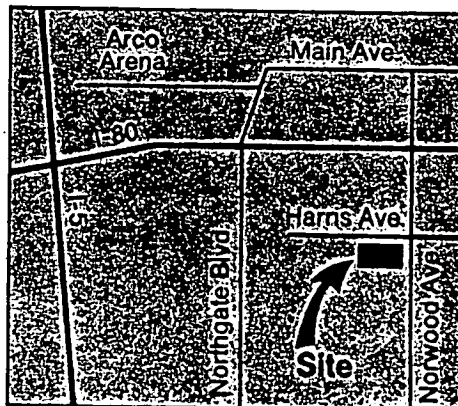


## Project Features:

- Quality business park environment
- Combination warehouse/office or all office possible
- Units divisible to 925 sq. ft.
- Several small units available for immediate occupancy
- Minutes from both downtown Sacramento and the Metropolitan Airport
- An Enterprise Zone designation

## Description:

Northpoint Business Park offers an established, mature business environment in the rapidly growing Norwood Business Park. Northpoint is ideal for the small "incubator" tenant.



## Exclusive Agent:

Michael G. Fischer

# Grubb & Ellis

Commercial Brokerage Group  
 (916) 448-3806  
 770 L Street, Suite 600  
 Sacramento, California 95814

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## EXHIBIT - E

## BI-VALLEY MEDICAL CLINIC, INC.

2100 CAPITOL AVENUE  
SACRAMENTO, CA 95816  
(916) 442-4985

310 HARRIS AVENUE, SUITE A  
SACRAMENTO, CA 95838  
(916) 649-6793

March 26, 1992

Joy Patterson  
Planning Commission  
1231 I Street, 2nd Floor  
Sacramento CA 95814

RE: Special use permit at 310 Harris Avenue in the M-1 {S} PUD Zone (p90-102)

As per the special permit's conditions #7, this is the required report on the status of operations at Bi-Valley Medical Clinic. I will address each special condition in the order listed (attachment 1):

1. The trash dumpster is located within a locked trash enclosure.
2. Not applicable.
3. As of March 25, 1992, the total clinic census was 343 clients (305 maintenance, 38 detox).
4. Dispensing hours are as stated. To date we have not held any evening counseling sessions, although we most likely will at a future date.
5. The assigned liaison persons are Barbara Anania, MPA, Associate Executive Director of Bi-Valley Medical Clinics (442-4985 or 649-6793) and Virginia Ward, LVN, Clinic Manager of 310 Harris Avenue (649-6793).
6. Bi-Valley Medical Clinic at 310 Harris Avenue held two open house gatherings. The following were invited: Mayor Ann Rudin, City Council Members, City Planning Commission, California Department of Alcohol and Drug Programs, Sacramento County Alcohol and Drug Division, Del Paso Heights Redevelopment Advisory Committee, related community organizations, organizations doing business with Bi-Valley, and property owners within a 1000 foot radius.

The first open house was held on July 31, 1991. Those in attendance included Lyla Ferris and representatives from State ADP, County Alcohol & Drug, the City Planning Commission, the probation department, various community service organizations, as well as members of DPHRAC. The attached write-up appeared in the Sacramento Bee August 1, 1991 (attachment 2). The reporter, Bob Davila, was also in attendance at the open house.

A second open house was held January 15, 1992 (attachment 3) after the remodel of the facilities was complete. The invitation list from the previous open house was used with additions as appropriate. Those in attendance included

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P92-220

NOVEMBER 12, 1992

ITEM NO. 7

businessman (attachment 5). We have received many positive responses from individuals, including the local police. We at Bi-Valley believe we have had a positive impact on the community. Many of our clients live in the surrounding neighborhoods, thus we are fulfilling a need for opiate addiction treatment in the area.

In November 1991, one of our own staff, Phil Fisher, was interviewed by the Sacramento Housing and Redevelopment Agency and accepted by the Del Paso Heights Redevelopment Advisory Committee as a local business representative. Having Bi-Valley represented on DPHRAC enhances our already positive communication with the community.

This report should supply you with all the information you require on the status of our operation. Please contact me should any further information be required. We look forward to working with you soon for the extension of our Special Permit.

Sincerely,

*Barbara Anania*

Barbara Anania, MPA  
Associate Executive Director

BA:mlw

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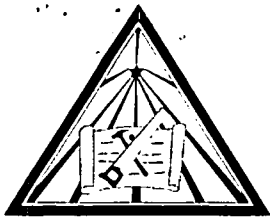
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P92-220

NOVEMBER 12, 1992

ITEM NO. 7



*Del Paso Heights  
Redevelopment Advisory Committee*

EXHIBIT - F

Phone (916) 440-1315

August 4, 1992

Dr. John McCarthy  
Bi-Valley Medical Clinic, Inc.  
2100 Capitol Avenue  
Sacramento, California 95814

Dear Dr. McCarthy,

I am writing this letter on behalf of the Del Paso Heights Redevelopment Advisory Committee (RAC) regarding the Bi-Valley Medical Clinic located at 310 Harris Drive in Del Paso Heights. Although the RAC heard many objections to the location of the clinic in Del Paso Heights during the time of public testimony last year, since the arrival of the clinic, no one has come before the RAC to express concerns or report problems related to the operation of the facility. In fact, a number of the RAC members have attended the Open Houses at the site and have left quite impressed with the facility and staff we had the opportunity to meet.

It appears that despite the worst fears, Bi-Valley Medical Clinic has been a good neighbor in our community. We therefore wish you success as you undertake the tremendous task of treating drug addiction in our community.

Sincerely,

  
**DIANNE DRIEVER**  
Chairperson

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EXHIBIT - G

SACRAMENTO COUNTY  
ALCOHOL AND DRUG ADVISORY BOARD



RECEIVED  
JUL 01 1992  
Ans'd.....

July 1, 1992

Barbara Anania  
Associate Executive Director  
Bi-Valley Medical Clinic, Inc.  
2100 Capitol Avenue  
Sacramento, CA 95816

Re: Letter of Support - 310 Harris Special Permit

Dear Barbara:

This letter is being written to acknowledge the County of Sacramento Alcohol and Drug Advisory Board's support of Bi-Valley Medical Clinic's outpatient methadone treatment program at 310 Harris Avenue in the City of Sacramento.

Bi-Valley continues to respond to the constant need in our community for treatment services for the opiate-addicted population. We have consistently been supportive of Bi-Valley in this endeavor and have every reason to believe that we will continue to do so.

Since the opening of the Harris Avenue clinic in December of 1990, we have had no complaints about its operation and are recommending that the Special Permit be renewed.

Sincerely,

TONI STUESSY  
Vice Chairperson

TS:ih

permit

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EXHIBIT - H



**JW & A SECURITY SERVICES, INC.**

300 HARRIS AVE., SUITE H  
SACRAMENTO, CALIFORNIA 95838  
(916) 921-2422

LIC #PA008227

August 8, 1991

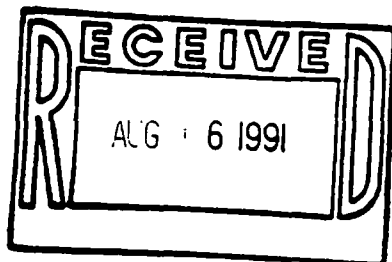
To whom it may concern:

As both contractors and neighbors to the Bi-Valley Medical Clinic, we have not observed any problems relating to our community.

The Bi-Valley staff has been courteous, conscientious, and cooperative.

Sincerely,  
JW&A Security Services, Inc.

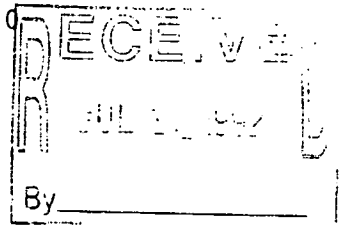
Jon Wm, Wroten, CPP  
President-CEO



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# earl goldstein + company

6929 Sunrise Blvd., Suite 102 • Citrus Heights, CA 95610  
(916) 721-6763 FAX (916) 721-6775



Barbara Anania  
BiValley Medical  
2100 Capitol Ave.  
Sacramento, CA. 95816

7/11/92

Dear Barbara,

BiValley has occupied its premises for nearly two years and it just seems like yesterday when we were working with the City Council and neighborhood groups to convince them that the need for your services is critical to the Natomas community and that NorthPoint Business Park was a suitable venue. Both facts have proven true.

I cannot recall one instance where there was any annoyance reported to me by any of your business neighbors nor anyone in the surrounding community. Virginia is a delight to work with and excels at the public relations aspects of her job. In addition, from a landlords point of view, it's good to know that you are always timely in meeting your financial obligations and all the responsibilities under your lease.

Your security guard keeps the traffic moving during your peak morning periods and there have been no instances of parking problems that I am aware of. I understand that you may have the opportunity to expand your patient capacity from 375 to 450 and I don't see where that will have any significant impact on the center or the neighborhood.

Keep up the good work.....

Earl Goldstein

Managing Partner  
Sacramento Partners  
dba NorthPoint Bus. Park

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