

1.8



DEPARTMENT OF
PUBLIC WORKS

ENGINEERING DIVISION

CITY OF SACRAMENTO
CALIFORNIA
October 6, 1992

927 TENTH STREET
ROOM 200
SACRAMENTO, CA
95814-2700

PH 916-264-7120
FAX 916-264-7903

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

PH 916-264-5282
FAX 916-264-7276

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: BANNON BARN PICNIC SHELTER (PN:LC66) - PROJECT APPROVAL AND BID
ADVERTISEMENT; RATIFICATION OF NEGATIVE DECLARATION**

LOCATION/COUNCIL DISTRICT Azevedo Drive and Bannon Creek Drive
District No. 1

SUMMARY

Plans and specifications for this project have been prepared. Approval of the plans and specifications and authorization to advertise for bids is recommended. It is also recommended that the City Council ratify the Negative Declaration for the project.

STAFF RECOMMENDATION

It is recommended that the City Council approve the plans and specifications for this project, authorize the City Clerk to advertise for bids to be received on October 28, 1992, and ratify the attached Negative Declaration for the project.

BACKGROUND INFORMATION

The project site is located on the Bannon Creek Parkway on Azevedo Drive and Bannon Creek Drive within the South Natomas Community Plan Area. The Bannon Creek Parkway is classified as a Parkway which is defined as a linear park or closely interconnected system of City or school parks located along a roadway, waterway, bikeway or other common corridor. The Bannon Creek Parkway is comprised of a 26.42 acre site of which five acres is developed. The project site is surrounded by single family development to the north, commercial development to the south, a school to the east and apartments to the west. Presently the project site is developed with the deteriorating Bannon Barn. This 60 by 80 foot

City Council
Bannon Barn Picnic Shelter (PN:LC66)
October 6, 1992

structure was originally used to store farm equipment. However, due to the dilapidated condition of the structure, the structure is unused and fenced off from the rest of the park site. Renovating this structure was evaluated and determined to be too costly. Hence, the Parks Department is recommending that the existing barn be demolished in order to build a replica in its place.

The new Bannon Barn will be similar in size to the original barn, and will be used for a group picnic shelter. This facility will have a maximum capacity of 60 people. The new Bannon Barn picnic shelter will have a barbecue, a serving table, potable water with a jug filler, and picnic tables. Every attempt has been made to replicate the architecture of the original Bannon Barn.

The Sacramento City Planning Department, Environmental Services Division, has prepared an initial study and concluded that this project will not have a significant adverse impact on the environment. On March 16, 1992 the City published a public notice announcing that a Negative Declaration for the project was available for public review. No comments were received from the public during the review period. Additionally, the Negative Declaration was sent to the State of California Governor's Office of Planning and Research, State Clearing House Division, and no comments were received. It is therefore recommended that the City Council ratify the attached Negative Declaration for the Bannon Barn Picnic Shelter project (PN:LC66).

The engineer's estimated construction cost is \$199,350.

FINANCIAL CONSIDERATIONS

The estimated total project cost, including all planning, design and construction costs, is \$303,800. The current budget is \$300,000, which was approved in the Capital Improvement Program from the Capital Grants fund (248) and South Natomas Community Improvement fund (795). The funds available for this project amount to \$242,266, as of September 16, 1992. Recommendations for additional funding will be made, if necessary, after bids are received.

A non-refundable fee of \$25.00 will be charged for each set of plans and specifications to cover reproduction costs.

City Council
Bannon Barn Picnic Shelter (PN:LC66)
October 6, 1992

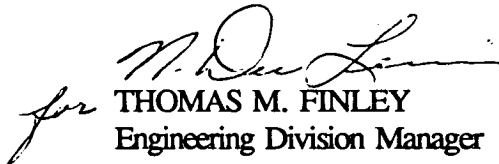
POLICY CONSIDERATIONS

This action is consistent with Chapter 58, Article III, Section 58.301 of the City Code concerning advertisement for bids. This action is also consistent with Title 14, Division 6, Chapter 3, Article 6, Section 15070 of the California Administrative Code, California Environmental Quality Act Guidelines, Section 15063, Sacramento Local Environmental Regulations (Resolution 78-17), and Sacramento City Code, Chapter 63, which govern environmental protection policies.

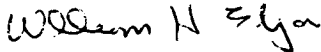
MBE/WBE

Plans and specifications will be sent to nineteen (19) plan rooms and construction services organizations for publication and use by the construction industry of Northern California. There are four (4) organizations on the distribution list that are directly involved with the MBE/WBE contractors

Respectfully Submitted:

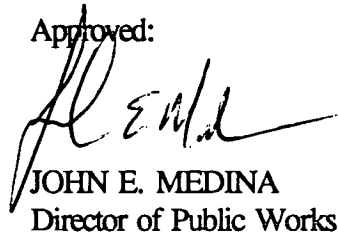

THOMAS M. FINLEY
Engineering Division Manager

Recommendation Approved:



WALTER J. SLIPE
City Manager

Approved:


JOHN E. MEDINA
Director of Public Works

CONTACT PERSON:

N. Dee Lewis, Supervising Engineer
264-7130

FB:jd
EA4-11.I
09.2192.1

Attachment

FOR COUNCIL MEETING OF:
October 6, 1992

**SACRAMENTO CITY PLANNING DEPARTMENT
ENVIRONMENTAL SERVICES DIVISION
PUBLIC NOTICE**

This notice is to inform the public of the determination of the Environmental Coordinator with regard to the following project:

LC66 The City of Sacramento, Parks Department has requested to reconstruct Bannon Barn.

The Environmental Coordinator has determined that the proposal will not have a significant adverse impact on the environment and has prepared a Negative Declaration. A copy of the Negative Declaration may be reviewed/obtained at the Sacramento City Environmental Services Division, 1231 I Street, Room 301, Sacramento, California.

This project will be considered by the City Council on a date to be scheduled in the future. For more information on the project contact the Department of Parks, at 264-5326.

Ad. No.

Run 1 Time: 3-16-92

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

NEGATIVE DECLARATION

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

The Environmental Services Manager of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

The City of Sacramento, Department of Planning and Development, Environmental Services Division has reviewed the proposed project and has determined that the project as proposed will not have a significant effect on the environment. This conclusion is based on information contained in the attached Initial Study.

An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, Section 15070 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolution 78-171) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

A copy of this document may be reviewed/obtained at the City of Sacramento, Department of Planning and Development, Environmental Services Division, 1231 I Street, 3rd Floor, Sacramento, California 95814.

Environmental Services Manager of the
City of Sacramento, California,
a municipal corporation

By: _____

Carol L. Bannan

CIP LC66, BANNON BARN
attachment
rev. 1/90
form.7

CITY OF SACRAMENTO

INITIAL STUDY

This Initial Study has been required and prepared by the Department of Planning and Development Environmental Services Division, 1231 I Street, Room 301, Sacramento, CA 95814, (916) 449-2037, pursuant to CEQA Guidelines, Section 15063 (August 1, 1983).

File No. and/or Project Name: 12000, BANNON BARN RECONSTRUCTION
 Project Location: BANNON CREEK PARKWAY
 Applicant - Name: CITY OF SACRAMENTO, DEPT OF PARKS
 Address: 1231 I STREET SUITE 400
SACRAMENTO CA 95814

ENVIRONMENTAL IMPACTS

- | | | <u>YES/MAYBE/</u> |
|----|---|-------------------|
| 1. | Earth. Will the proposal result in: | |
| | a. Unstable earth conditions or in changes in geologic substructures? | <u>NO</u> |
| | b. Disruptions, displacements, compaction or overcovering of the soil? | <u>NO</u> |
| | c. Change in topography or ground surface relief features? | <u>NO</u> |
| | d. The destruction, covering or modification of any unique geologic or physical features? | <u>NO</u> |
| | e. Any increase in wind or water erosion of soils, either on or off the site? | <u>NO</u> |
| | f. Changes in deposition or erosion of beach sands, or changes in siltation deposition or erosion which may modify the channel of a river, stream, inlet or lake? | <u>NO</u> |
| | g. Exposure of people or property to geologic hazards such as earthquakes, ground failure, or similar hazards? | <u>NO</u> |
| 2. | Air. Will the proposal result in: | |
| | a. Substantial air emissions or deterioration of ambient air quality? | <u>NO</u> |
| | b. The creation of objectionable odors? | <u>NO</u> |
| | c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? | <u>NO</u> |
| 3. | Water. Will the proposal result in: | |
| | a. Changes in currents, or the course of direction movements, in either marine or fresh waters? | <u>NO</u> |
| | b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | <u>NO</u> |
| | c. Alterations to the course of flow of flood waters? | <u>NO</u> |
| | d. Change in the amount of surface water in any water body? | <u>NO</u> |
| | e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? | <u>NO</u> |
| | f. Alteration of the direction or rate of flow of ground waters? | <u>NO</u> |
| | g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? | <u>NO</u> |
| | h. Substantial reduction in the amount of water otherwise available for public water supplies? | <u>NO</u> |
| | i. Exposure of people or property to water related hazards such as flooding? | <u>YES</u> |

YES/MAYBE/

4. **Plant Life.** Will the proposal result in:
- a. Change in the diversity of species, or number of any species of plants? NO
- b. Reduction of the numbers of any unique, rare or endangered species of plants? NO
- c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? NO
- d. Reduction in acreage of any agricultural crop? NO
5. **Animal Life.** Will the proposal result in:
- a. Change in the diversity of species, or number of any species of animals? NO
- b. Reduction of the numbers of any unique, rare or endangered species of animals? NO
- c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? NO
- d. Deterioration of existing fish or wildlife habitat? NO
6. **Noise.** Will the proposal result in:
- a. Increases in existing noise levels? NO
- b. Exposure of people to severe noise levels? NO
7. **Light and Glare.** Will the proposal produce new light or glare? NO
8. **Land Use.** Will the proposal result in a substantial alteration of the present or planned land use of an area? YES
9. **Natural Resources.** Will the proposal result in:
- a. Increase in the rate of use of any natural resources? NO
- b. Substantial depletion of any nonrenewable natural resource? NO
10. **Risk of Upset.** Does the proposal involve:
- a. A risk of an explosion or the release of hazardous substances (including but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? NO
- b. Possible interference with an emergency response plan or an emergency evacuation plan? NO
11. **Population.** Will the proposal alter the location, distribution, density, or growth rate of the human population of an area? NO
12. **Housing.** Will the proposal affect existing housing, or create a demand for additional housing? NO
13. **Transportation/Circulation.** Will the proposal result in:
- a. Generation of substantial additional vehicular movement? NO
- b. Effects on existing parking facilities, or demand for new parking? NO
- c. Substantial impact upon existing transportation systems? NO
- d. Alterations to present patterns of circulation or movement of people and/or goods? NO
- e. Alterations to waterborne, rail or air traffic? NO
- f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? NO

YES/MAYBE

14. **Public Services.** Will the proposal have an effect upon, or result in need for new or altered governmental services in any of the following areas:

- a. Fire protection?
- b. Police protection? NO
- c. Schools?
- d. Parks or other recreational facilities?
- e. Maintenance of public facilities, including roads?
- f. Other governmental services?

NO

NO

NO

NO

NO

15. **Energy.** Will the proposal result in:

- a. Use of substantial amounts of fuel or energy?
- b. Substantial increase in demand upon existing sources of energy or require the development of new sources of energy?

NO

NO

16. **Utilities.** Will the proposal result in a need for a new system, or substantial alterations to the following utilities:

- a. Power or natural gas?
- b. Communications systems?
- c. Water?
- d. Sewer or septic tanks?
- e. Storm water drainage?
- f. Solid waste and disposal?

NO

NO

NO

NO

NO

NO

17. **Human Health.** Will the proposal result in:

- a. Creation of any health hazard or potential health hazard (excluding mental health)?
- b. Exposure of people to potential health hazards?

NO

18. **Aesthetics.** Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

NO

19. **Recreation.** Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

NO

20. **Cultural Resources.**

- a. Will the proposal result in the alteration or destruction of a prehistoric or historic archaeological site?
- b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object?
- c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?
- d. Will the proposal restrict existing religious or sacred uses within the potential impact area?

NO

NO

NO

NO

21. **Mandatory Findings of Significance.**

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

NO

NO

YES/MAYBE

- c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)
- d. Does the project have environment effects which will cause substantial adverse effects on human beings, either directly or indirectly?

NO

NO

MITIGATION MEASURES

- The applicant has agreed to revise the project to incorporate the mitigation measures contained Attachment A, Discussion of Intial Study.
- A discussion of the project's impacts is contained in Attachment A, Discussion of Initial Study. Mitigation is required for this project.

REFERENCES

- City of Sacramento General Plan Update EIR, 1988
- City of Sacramento Zoning Ordinance
- North Natomas Community Plan EIR
- South Natomas Community Plan EIR & SEIR
- Airport-Meadowview Community Plan EIR
- North Sacramento Community Plan EIR
- South Sacramento Community Plan EIR
- Pocket Community Plan Update
- Downtown Redevelopment Plan Update and EIR, 1985
- Central City Community Plan EIR
- ITE Trip Generation Manual, Fifth Edition
- South Coast Air Quality Maintenance District "Air Quality Handbook for Preparing EIR's"
- Land Use Planning Policy Within the 100 Year Flood Plain in the City and County of Sacramento EIR
- Urbemis - 3
- Emfac 7 PC
- CALINE 4
- Traffic Study _____
- Noise Study _____
- Preliminary Site Assessment: _____
- Other: CITY OF SACRAMENTO 1984 PARKS MASTER PLAN

DETERMINATION

On the basis of this initial evaluation:

- I find the proposed project **COULD NOT** have a significant effect on the environment, and **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in this Initial Study have been added to the project. **A NEGATIVE DECLARATION WITH MITIGATION MEASURES WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and a **ENVIRONMENTAL IMPACT REPORT** is required.

DATE: 3/9/92

SIGNATURE: William Perry

CITY OF SACRAMENTO ENVIRONMENTAL SERVICES DIVISION
ATTACHMENT A. DISCUSSION OF INITIAL STUDY
AND ENVIRONMENTAL FINDINGS

I. PROJECT INFORMATION

Project Number: LC66

Project Name: Bannon Barn

Project Applicant: City of Sacramento, Department of Parks and Community Services
1231 I Street Suite 400
Sacramento, CA 95814

Project Location

The project site is located on the Bannon Creek Parkway on Azevedo Drive and Bannon Creek Drive (AP#225-23-35) (see Attachment B, Location Map) within the South Natomas Community Pan Area. The project site is surrounded by single family development to the north, commercial development to the south, a school to the east and apartments to the west. Presently the project site is developed with the deteriorating Bannon Barn. This 60 by 80 foot structure was originally used to store farm equipment. However, due to the dilapidated condition of the structure, the structure is unused and fenced off from the rest of the park site. Renovating this structure was evaluated and determined to be too costly. Hence, the Parks Department is recommending that the existing barn be demolished in order to build a replica in its' place.

It is proposed that the new Bannon Barn will be similar in size to the original barn, and that it be used for a group picnic shelter. It is proposed that this facility have a maximum capacity of 60 people. The plans for the new Bannon Barn indicate that the new picnic shelter will have a barbecue, a serving table, potable water with a jug filler, and picnic tables. Every attempt has been made to replicate the architecture of the original Bannon Barn.

II GENERAL ENVIRONMENTAL SETTING

The Parks Department has three types of city-owned recreational facilities. These facilities are broken down into City Parks, which are further classified as Neighborhood parks, Community Parks, and City Regional Parks, City Parkways, and Landscaped and Dedicated Open Spaces. The Bannon Creek Parkway is classified as a Parkway which is defined as a linear park or closely interconnected system of City or school parks located along a roadway, waterway, bikeway or other common corridor. The Bannon Creek Parkway is considered to be Community Park City Parkway (1984 Master Plan for Park Facilities and Recreational Services, Pg. 59-60). The Bannon Creek Parkway is comprised of a 26.42 acres site of which 5 acres is developed. The project site supports a variety of wildlife and plant habitats, including Heritage Oak Trees.

III DISCUSSION OF FINDINGS

1. Earth

Construction associated with the proposed project could result in the excavation, displacement, backfill and compaction of soil. No unique geologic features are known to occur on the site. The surface geology in the vicinity of the project location is dominated by Holocene floodplain deposits(SGPU EIR, T-2). The primary soil type in this region of the South Natomas Community Plan Area is Sailboat-Scribner-Cosumnes, which is characterized as a very deep, somewhat poorly drained soil that has a seasonally high water table and is protected by levees(SGPU EIR, T-5).

All development within the SGPU area is subject to potential damage from earthquake groundshaking at a maximum intensity of VIII of the Modified Mercalli Scale (SGPU, EIR, T-16). Currently, the City of Sacramento requires that all new structures be designed to withstand this intensity level, since the City is within Zone 3 of the UBC's Seismic Risk Map of the United States (SGPU, EIR, T-20). The proposed Bannon Barn project is not anticipated to result in a significant impact upon the geologic features of the site.

2. Air

The proposed project itself will have a less than significant impact on air quality. Both the State of California and the federal government have established a variety of ambient air quality standards. Geographic areas which do not meet federal primary air quality standards are designated as non-attainment areas. The Sacramento Air Quality Maintenance Area, which is comprised of Sacramento County, Yolo County, northern Solano County and southwestern Placer County, currently has a non-attainment designation for ozone and carbon monoxide. Ozone problems and localized carbon monoxide increases in the Sacramento Area resulting from traffic associated with SGPU buildout represent unavoidable significant adverse impacts (SGPU EIR, Z-60 and Z-67). A statement of Findings and Overrides was adopted by the City Council for the 1986-2006 SGPU to address these impacts.

The SGPU EIR states that traffic originating in South Natomas produces 3.9 percent of the City-generated traffic emissions. The South Natomas Area comprises 7.7 percent of the SGPU acreage (SGPU EIR, Z-16). Roadways in South Natomas are projected to be moderately congested. One location, at the I-80 and I-5 interchange, is predicted to violate the state and federal 8-hour CO standards. Violations of CO air quality standards are expected in a few other areas within South Natomas near congested intersections of major arterials (SGPU EIR, Z-69). The intersection of Interstate 80 and Northgate Boulevard is not anticipated to experience violations of State or federal 1 hour or 8 hour air quality standards (SGPU EIR, Z-56).

The proposed project does have the potential to result in a slight increase in traffic congestion at various stages of construction of the project along West El Camino Avenue and other roadways in the project vicinity. Such periods of increased congestion would be limited to times when peak traffic periods coincide with deliveries to the site, at various stages of construction.

During the construction of the proposed project, there may be a slight impact upon the ambient air quality in the vicinity of the project due to particulate matter due to the operation of mechanical equipment. Particulate matter will be minimized by the normal construction practice of keeping exposed soil surfaces damp while excavation and grading activities are occurring. The Sacramento City Code(SCC)(Section 9.3810) states that responsible precautions shall be taken to prevent and control movement of dust created by construction activities. Observance of this section under the SCC regarding proper maintenance of a job site will ensure that there is a less-than-significant impact upon air quality due to particulate matter.

The construction associated with the construction of the proposed Bannon Barn may result in an impact to air quality. However, this condition will be temporary, and therefore, is considered to be a less than significant impact.

3. Water

The proposed project is located in an area of the City determined to have less than 100-year flood protection. Implementation of the project will therefore expose people and/or property to the risk of injury and damage in the event of a 100-year or lesser flood. These risks are considered significant adverse impacts under CEQA. The City Council has evaluated these impacts in the Environmental Impact Report(EIR) prepared in connection with the Land Use Planning Policy Within the 100-Year Floodplain (M89-054) adopted by the City Council on February 6, 1990. This document serves as a Program EIR addressing the flood-related risks to people and property created by new development in the 100-year floodplain in the City. The flood-related risks created by the proposed project fall within the scope of the Program EIR. Accordingly, the findings adopted by the Council in connection with its certification of the Program EIR and its adoption of the Policy are applicable to the proposed project. These findings are set forth in the Findings of Fact/Statement of Overriding Considerations for the Land Use Planning Policy Within the 100-Year Floodplain in the City of Sacramento. This document is appended to the Program EIR available through the Department of Planning and Development.

The proposed new Bannon Barn project is to anticipated to result in changes in the movement of water in Bannon Slough. Alteration of drainage patterns, changes in absorption rates, and an alteration of surface water quality is not anticipated to occur as a result of the proposed project. Therefore, the proposed new Bannon Barn project is not anticipated to result in a significant hydrologic impact.

4. Plant Life

The subject site is located in the Bannon Creek Parkway. Most of the habitat within this parkway is in its' natural state. The proposed project site does have Heritage Oak Tree on it, however, the proposed construction will not affect these trees. The proposed project is not anticipated to result in a significant impact upon plant life.

5. **Animal Life**

Along the weedy banks and vegetation in and along channels, such as the Bannon Slough foraging and breeding habitats are provided for Muskrats, Bullfrogs, Great Blue Herons, Great Egrets, Green Backed Herons, Ring Necked Pheasants, Red Wing Blackbirds, and Black Phoebes. The Giant Garter snake is also found in water ways, mainly in North Natomas(SGPU EIR, U-8). Bannon Slough is noted as a location of significant riparian stands(SGPU EIR, U-5). The South Natomas Community Plan proposes limited protection for riparian habitat. The designation of Parkway status is considered beneficial because significant vegetation will be protected(South Natomas Community Plan EIR, Table V-2). It is not anticipated that the Bannon Barn reconstruction will result in a significant impact upon rare or endangered plant or animal species.

6. **Noise**

During construction of the new Bannon Barn it is anticipated that there may be an increase in the localized noise level. Compliance with the City of Sacramento Noise Ordinance will result in construction noise to be minimized by restricting the time of construction activities to the daytime hours. Noise levels of 60 dB Ldn or below in the outdoor living areas of residential developments are considered acceptable in the General Plan, while 65 dB Ldn is considered acceptable exterior noise level for commercial land use. The Parkway itself serves as a noise buffer between the project site and the surrounding land uses and this will reduce the noise impacts related to the construction of the project.

An increase in noise levels will be temporary, lasting only as long as the construction phase of the proposed project. The overall impact of the temporary increase in noise levels is not considered to be significant.

7. **Light and Glare**

The proposed reconstructed Bannon Barn is not anticipated to produce any new source of light or glare. The proposed barn project will have a less than significant impact upon light an glare in the project vicinity.

8. **Land Use**

The proposed project will not result in an alteration of the present or planned land use of the project site. It is not anticipated that the proposed new Bannon Barn will alter the existing or future land uses along the Bannon Creek Parkway. The proposed project is in keeping with the South Natomas Community Plan. A significant land use impact is not anticipated to be associated with the proposed project.

The proposed project is located within an area of the 100-year floodplain designated as Zone A-99 on the Sacramento Community's Official Flood Insurance Rate Map dated November 15, 1989. Under applicable provisions of the Sacramento City Code new development is permitted on the project site.

9. **Natural Resources**

The construction of the proposed Bannon Barn project will require the consumption of resources such as sand, stone, cement, and wood and will result in the loss of those natural resources associated with the construction of the project. Yet, development of the site is not anticipated to significantly accelerate the use of natural resources or deplete non-renewable resources.

10. **Risk of Upset**

The construction of the Bannon Barn project will not involve hazardous materials, or storage of toxics or chemicals in large quantities. The proposed Bannon Barn project will result in a less-than-significant risk of upset.

11. **Population**

The proposed project is not anticipated to alter the location, distribution, density or growth rate of the human population.

12. **Housing**

The new Bannon Barn project will not result in a demand for new housing, and is not anticipated to alter the location, distribution, density or growth rate of the human population or generate any additional demand for housing.

13. **Transportation/Circulation**

Parking for the proposed project includes one temporary handicap parking space and some standard parking spaces. The City of Sacramento, Public Works Department, Transportation Division has conducted an informal parking study and concluded that there is sufficient on-street parking available to meet the demand associated with the proposed use (See Attachment B, memo to Hilary Perry from David Yatabe, dated 3-4-92). Furthermore, the project proponent has indicated that the nearby school parking lot can be considered an "over flow" parking facility. It is not anticipated that the Bannon Barn project will result in a significant parking, transportation, or circulation impact.

14-16. **Public Services/Energy/Utilities**

The proposed project will have a less-than-significant impact on public services, energy and utilities.

17. **Human Health**

The proposed project does involve demolition the existing Bannon Barn and may result in the creation of health hazards, potential health hazards or expose people to potential health hazards.

Existing older buildings have some potential to have been constructed with products that contain asbestos. Demolition of the existing Bannon Barn could subject workers and surrounding residents to significant health risks from exposure to asbestos. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing buildings prior to demolition. If asbestos containing materials are identified on the project site, the applicant will determine the quantity of materials to be removed and comply with appropriate County and/or Federal regulations as administered by the Sacramento Metropolitan Air Quality Management District. Compliance with Section 65-019 of the California Labor code will ensure that the proposed project will have a less than significant impact upon human health. The proposed Bannon Barn project is not anticipated to have a significant impact upon human health nor will it create any health hazard.

18. **Aesthetics**

Construction of the new Bannon Barn will not result in the obstruction of any scenic vista or view and will not result in the creation of an aesthetically offensive site. The project will comply with all height, area and setback requirements of the City's Zoning Ordinance. A portion of the site crosses the American River Parkway. The proposed project is consistent with the goals and policies of the Parks Master Plan. Obstruction of a scenic view and creation of an aesthetically offensive site is not anticipated to occur and therefore the proposed project will have a less than significant impact upon the aesthetic quality of the Bannon Creek Parkway.

19. **Recreation**

The proposed reconstruction of Bannon Barn will allow for increased availability of recreational activities in the vicinity of the project. The proposed project will enhance the recreational quality of the Bannon Creek Parkway and the City of Sacramento Park System and the City of Sacramento Bikeway system.

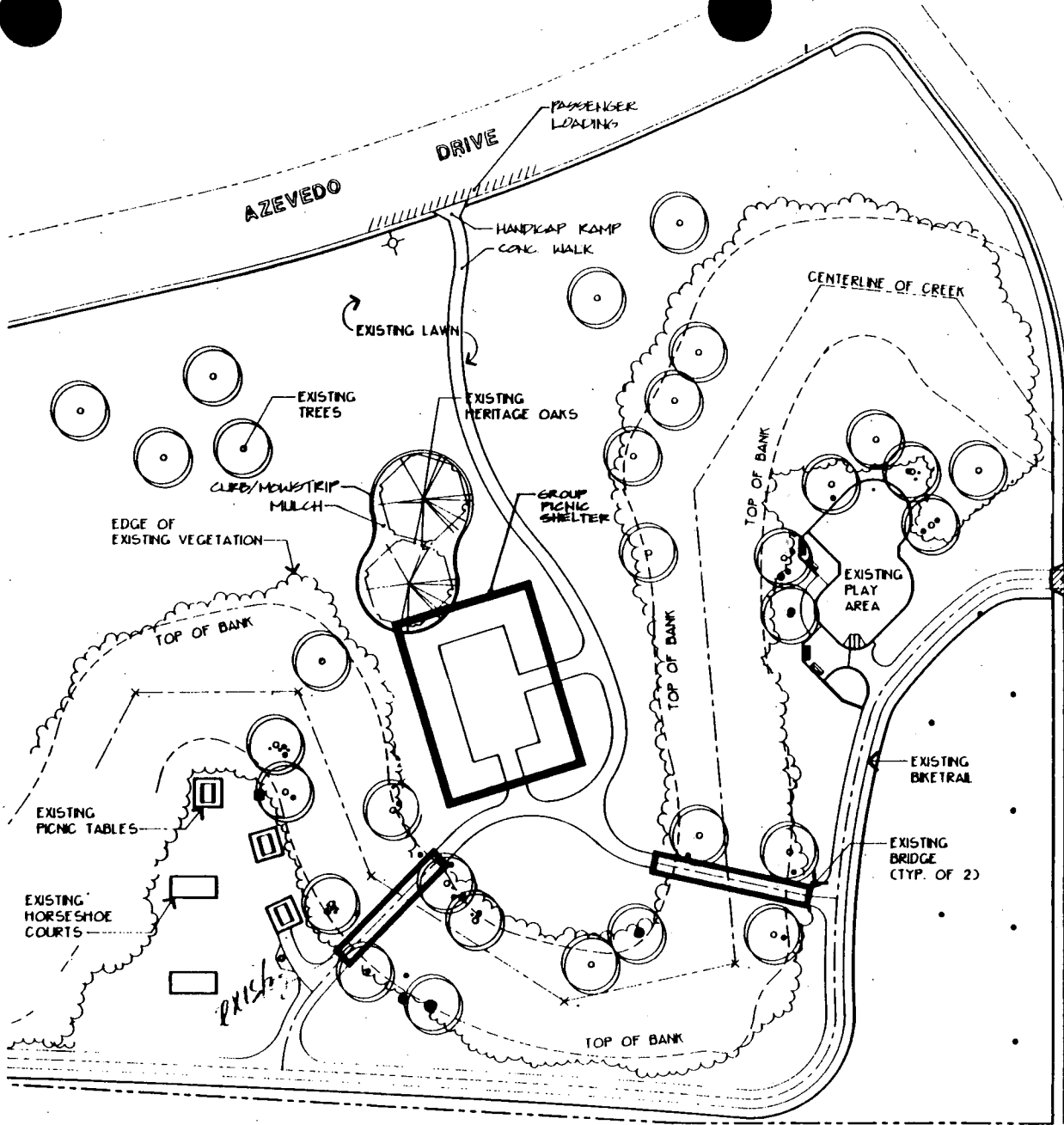
20. **Cultural Resources**

The subject site is not located in a Primary Impact Area as defined by the SGPU (EIR, pg. V-5). Due to the age of the existing Bannon Barn, the Parks Department has investigated whether the structure has historical significance associated with it. It was concluded that the existing Bannon Barn is not listed as a historical structure. The proposed project is expected to result in less-than-significant impacts on cultural resources.

21. **Mandatory Findings of Significance**

The proposed reconstruction of Bannon Barn project will not significantly degrade the environment, reduce the habitat or endanger any plant or animal community. Furthermore, the project will not result in elimination of artifacts of any major period of California history or Prehistory.

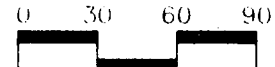
SITE PLAN



BANNON CREEK ELEMENTARY SCHOOL

BANNON BARN MASTER PLAN

City of Sacramento
Department of Parks
& Community Services



SCALE IN FEET



**RECEIVED****MAR 05 1992****ATTACHMENT B****ENVIRONMENTAL SERVICES****DEPARTMENT OF
PUBLIC WORKS****TRANSPORTATION DIVISION****CITY OF SACRAMENTO
CALIFORNIA****1023 J STREET
SUITE 200
SACRAMENTO, CA
95814-2819****916-264-5307
916-448-8450 (FAX)**

March 4, 1992

MEMORANDUM

TO: Hilary Perry, Assistant Planner

FROM: David Yatabe, Assistant Engineer *DY*

SUBJECT: Bannon Barn Master Plan

The Transportation Division has reviewed the subject project and has the following comments:

1. Based upon a parking study done by the Transportation Division, there seems to be sufficient on-street parking available for the proposed use.
2. The proposed passenger loading area might require striping changes on Azevedo Drive. There is currently a striped parking lane and bike lane in this area.

If you have any questions or comments, please feel free to call me at x7612.

**cc: Fran Halbakken, Senior Engineer
Kim Yee, Associate Engineer**