



Public Hearing  
37

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the  
City of Sacramento  
Sacramento, California

CITY MANAGER'S OFFICE  
**RECEIVED**  
JUL 8 1981

Honorable Members in Session:

**SUBJECT:** Final Adoption of the Negative Declaration for Alkali Flat Urban Design Guideline and Readoption of the Guideline with Approval to Release 1979-80 CDBG Funds for the 12th Street Improvement District. - Public Hearing

### SUMMARY

The Alkali Flat Urban Design Guideline was reviewed and adopted by the Redevelopment Agency on June 16, 1981. The Negative Declaration which had been filed was not included in this review and therefore, the adoption of the Guideline by the governing board must be revised to include final adoption of the Negative Declaration and readoption of the Guideline. This action will then release the previously earmarked 1979-80 Community Development Block Grant funds in the amount of \$100,000.

### BACKGROUND

The Alkali Flat Urban Design Guideline was presented to the governing body of the City Redevelopment Agency on June 16, 1981 with a staff recommendation that the Guideline be adopted and the \$100,000 of previously earmarked CDBG funds be released for implementation of the 12th Street Improvement Program.

As a part of the approval, the Negative Declaration issued on the Guideline should have been included as an attachment to the Guideline and the Resolution should have contained language that the Negative Declaration for the Guideline was approved.

Therefore, it is necessary that the Guideline, with the attached Negative Declaration (Exhibit I) and change in the wording of the Resolution, be reheard by the City Redevelopment Agency and approved de novo.

**APPROVED**  
SACRAMENTO REDEVELOPMENT AGENCY

7-14-81  
D-1

Date 7/14/81

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the  
City of Sacramento  
Page Two

## FINANCIAL DATA

This report concerns a procedural matter on the adoption of the Guideline, and therefore, provides no additional financial information beyond that presented in the June 16, 1981 report.

## VOTE AND RECOMMENDATION OF THE COMMISSION

At its regular meeting of June 1, 1981, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the Urban Design Guideline. The votes were as follows:

AYES: Luevano, A. Miller, Serna, B. Miller

NOT PRESENT TO VOTE: Knepprath

NOES: None

ABSENT: Coleman, Fisher, Walton

## RECOMMENDATION

The staff recommends adoption of the attached resolution which calls for the final adoption of the Alkali Flat Urban Design Guideline Negative Declaration, the adoption of the Guideline, authorization for the Interim Executive Director to file the Notice of Determination and release of \$100,000 previously earmarked CDBG funds for the implementation of the 12th Street Improvement District.

Respectfully submitted,

*William H. Edgar*

WILLIAM H. EDGAR  
Interim Executive Director

Transmittal to Council:

*Walter J. Slive*

WALTER J. SLIVE  
City Manager

RESOLUTION NO. 81-051

Adopted by the Redevelopment Agency of the City of Sacramento

July 14, 1981

FINAL ADOPTION OF THE NEGATIVE DECLARATION FOR THE ALKALI FLAT URBAN DESIGN GUIDELINE, ADOPTION OF THE GUIDELINE, AUTHORIZATION FOR THE INTERIM EXECUTIVE DIRECTOR TO FILE NOTICE OF DETERMINATION AND TO RELEASE CDBG FUNDS FOR IMPLEMENTATION

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. The Redevelopment Agency hereby approves and adopts the Alkali Flat Urban Design Guideline.

Section 2. The Redevelopment Agency determines that the project will not have a significant effect on the environment and determines that a Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act.

Section 3. The Interim Executive Director is authorized and directed to file that certain Notice of Determination on the Alkali Flat Urban Design Guideline with the County Clerk of the County of Sacramento.

Section 4. Approval constitutes the release of Community Development Block Grant funds earmarked in fiscal year 1979-80 in the amount of One Hundred Thousand Dollars (\$100,000) for implementation of first year programs set forth in the Alkali Flat Urban Design Guideline.

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
SECRETARY

APPROVED  
SACRAMENTO REDEVELOPMENT AGENCY

Date 7/14/81



ENDORSED

MAY 27 1981



J.A. SIMPSON, CLERK  
By R. WEESHOFF, Deputy

**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

**NEGATIVE DECLARATION**

The Environmental Coordinator of the City of Sacramento Housing and Redevelopment Agency, a public body, corporate and politic, does prepare, make, declare, and publish this Negative Declaration for the following described project:

The adoption of the Alkali Flat Urban Design Guidelines by the City of Sacramento Housing and Redevelopment Agency as a design guideline for protection of the historic environment of Alkali Flat and implementation of capital improvement projects along the Alkali Flat portion of 12th Street. These projects include:

- A 12th Street Commercial Sign Removal Program
- A 12th Street Sidewalk and Landscape Program
- A 12th Street Scenic Entrance Program
- A 12th Street Off-Street Parking Program

The adoption of the Guideline requests the amendment of the 1980 Zoning Ordinance through the application of an overlay zone for the C-2 zone which lines 12th Street.

To mitigate any potential adverse affects to the environment, individual initial studies will precede the implementation of each of the above projects as well as the amendment to the zoning ordinance.

Location: Alkali Flat Redevelopment Project Area, No. 6.

The City of Sacramento Housing and Redevelopment Agency has reviewed the proposed project and determined that the project will not have a significant affect 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 Division 6, Title 14, Chapter 3, Article 7, Section 15083 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolution 78-172) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

A copy of this document may be reviewed/obtained at the Sacramento Housing and Redevelopment Agency, 630 "I" Street, Sacramento, CA 95814.

Leo T. Goto  
Environmental Coordinator of  
the City of Sacramento Housing  
and Redevelopment Agency, a  
public body, corporate and politic.

By

  
\_\_\_\_\_  
CAROL BRANAN

DESCRIPTION OF PROJECT

INTRODUCTION

This Initial Study has been prepared in accordance with the requirements of the Sacramento Housing & Redevelopment Agency to accompany the Alkali Flat Urban Design Guideline. Much of the information referenced in this Initial Study is contained in a more complete form in the Environmental Impact Report for the Amended Redevelopment Plan, Alkali Flat Project Area, prepared by R. C. Fuller Associates, 1977. This Initial Study contains information which shall be used to provide a written determination of whether a Negative Declaration or an Environmental Impact Report shall be prepared for the Guideline.

PROJECT DESCRIPTION

Guideline Description

The Alkali Flat Urban Design Guideline has been developed as a part of the Redevelopment Plan for the Alkali Flat Project Area No. 6. As specified in the amended Plan, Section E.2.e., "The Environment and Urban Design", the purpose of the Guideline is to capture historic, architectural, social, and physical characteristics of the Project Area and set forth standards for future development. Thus, the Guideline identifies, sets forth criteria, and references existing design standards which will be applied to future development in the Alkali Flat Project Area. In addition, the Guideline identifies and proposes implementation of public funded, capital improvement programs along 12th Street, the main commercial sector of the Project Area.

Design Element

The Design Element of the Guideline provides design criteria by which the City's Architectural Review Board and Preservation Board can evaluate development projects and major rehabilitation projects. Existing codes and guidelines of the Architectural Review Board and the Preservation Board shall govern with the Design Element to be used as a tool to direct the design elements of scale, proportion, form, material, and rhythm.

### Programs

Goals of the Guideline will be accomplished through the Design Element and the following programs: 12th Street Improvement Program, the Commercial Rehabilitation Loan Program, the Ongoing Residential Rehabilitation Loan Program, and a recommended PAC Neighborhood Clean-Up Program.

The 12th Street Improvement Program is a public, capital improvement program which involves four sub-programs consisting of 1.) the 12th Street Commercial Sign Removal Program, 2.) The Sidewalk and Landscape Program, 3.) The Scenic Entrance Landscaping Program, and 4.) The Off-Street Parking Study.

- 1.) The 12th Street Commercial Sign Removal Program will consist of a one-time removal of non-conforming signs along 12th Street. The Redevelopment Agency will be the lead agency in the implementation of the program. The program will be a requested service; Owners of nonconforming signs will be notified of the program may take advantage of the service.
- 2.) The Sidewalk and Landscape Program will consist of a series of sidewalk extensions into the parking space immediately to the north and south of each alley entrance along 12th Street. Watering systems, on automatic control, with tree plantings will be a part of the sidewalk/landscape program.
- 3.) Scenic Entrance and Landscape Program consists of the planting of the center median strip, extending from the Southern Pacific Railroad underpass to C Street. Implementation of this program will be contingent upon a feasibility/design study to be conducted by the Parks and Recreation Division of the Community Services Department.
- 4.) Off-Street Parking Study will address the feasibility of removing long-term parking from the parking lane and providing off-alley surface lot parking along 12th Street.

The following private sector programs are recommended by the Guideline:

- 1.) The Commercial Rehabilitation Loan Program will use CDBG funds for the fiscal year 1981-82 to provide interest subsidies to write down market rate loan monies available through a private lending institution. The interest rate will run approximately 6 points below the market rate with 4 private dollars leveraged against each CDBG dollar. Loan priority will be given to those businesses located along 12th Street and Franklin Boulevard. It is estimated that approximately four loans could be made in the first year of the program. After one year the program will be evaluated by CDBG staff for future funding.

- 2.) Ongoing Residential Loan Programs consist of those loans designed for the City's Community Development target areas. Alkali Flat residents may be eligible for and participate in various loan programs funded by or run through the City in conjunction with private lending institutions.
- 3.) The PAC Neighborhood Clean-Up Program recommended in the Guideline is designed to be a volunteer effort run in conjunction with the yearly City-wide neighborhood clean-up program of the Waste Removal Division.

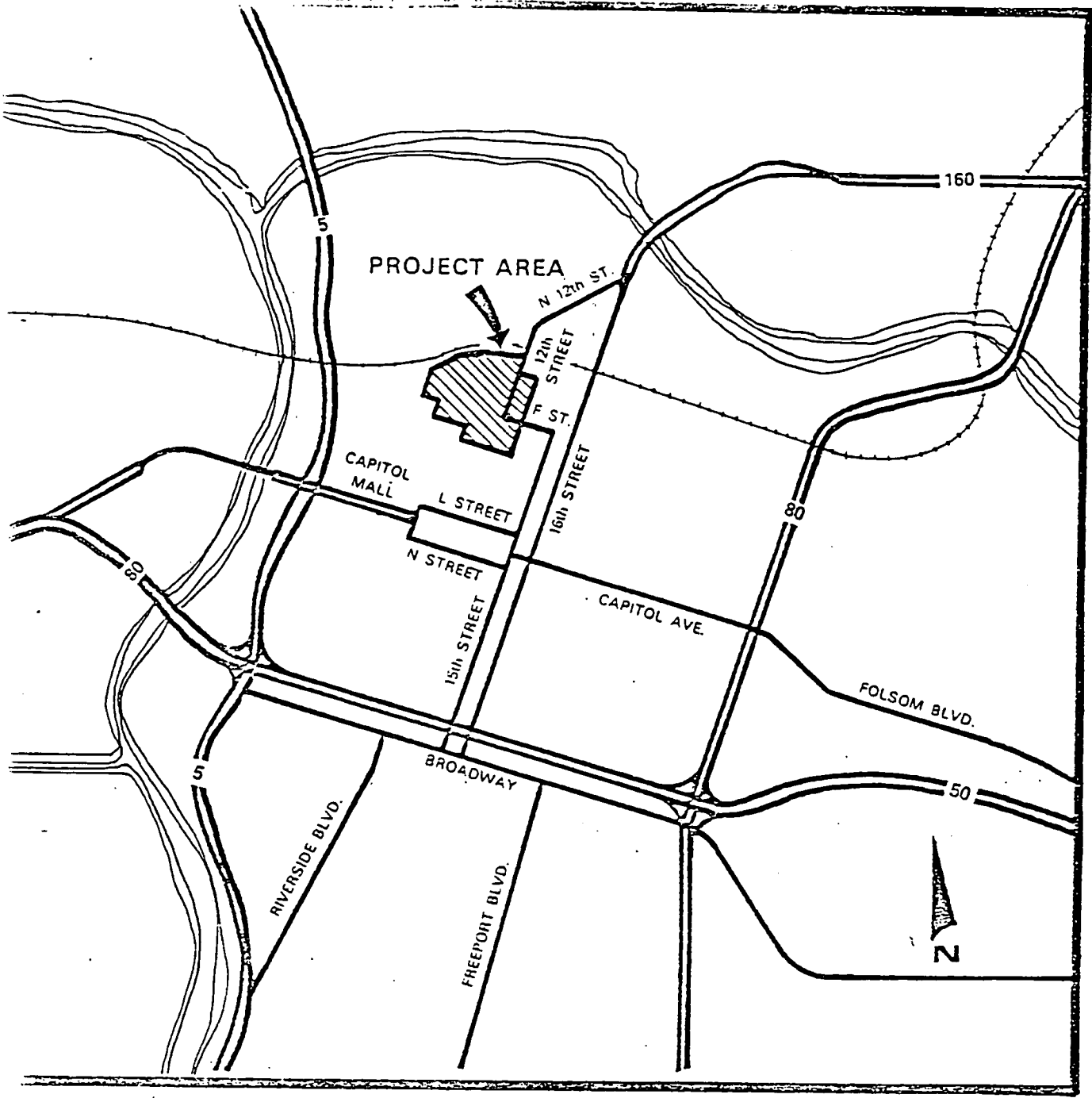
#### PROJECT LOCATION

The Project Area is located in the northwest portion of the Sacramento Central City as shown on Figure 1. Figure 2 shows the Project Area boundaries. As shown in Figure 2, the area is bounded by the railroad tracks and levee on the north and west, by F Street east from the corner of 7th to 8th Street, thence south on 8th Street to G, east to 10th, south to the alley between G and H Streets, east to 12th Street, north to the alley between C and D, west to 12th Street, and north to the underpass.

#### ENVIRONMENTAL SETTING

Approximately 1,440 persons lived in the Project Area in 1975. Residential structures within the Project Area range from single family homes to apartment complexes. Most of the single family homes were built before 1920, while several of the larger apartment complexes have been built in the past ten years. Much of the Project housing is substandard. (Although these conditions are rapidly being reversed following the implementation of the Redevelopment Plan). Commercial establishments are located mainly within the 12th Street corridor. Small convenience markets serve Alkali Flat residents from locations throughout the Project Area. Light industry is located in the northern portion of the Project Area, generally north of D Street. Offices are primarily located in the vicinity of the County Courthouse. The Project Area contains structures listed on the National Register of Historic Places and areas within the Project Area have been identified by the City as Preservation Areas or Streetscapes. Source: Alkali Flat Redevelopment Plan, Environmental Impact Report.

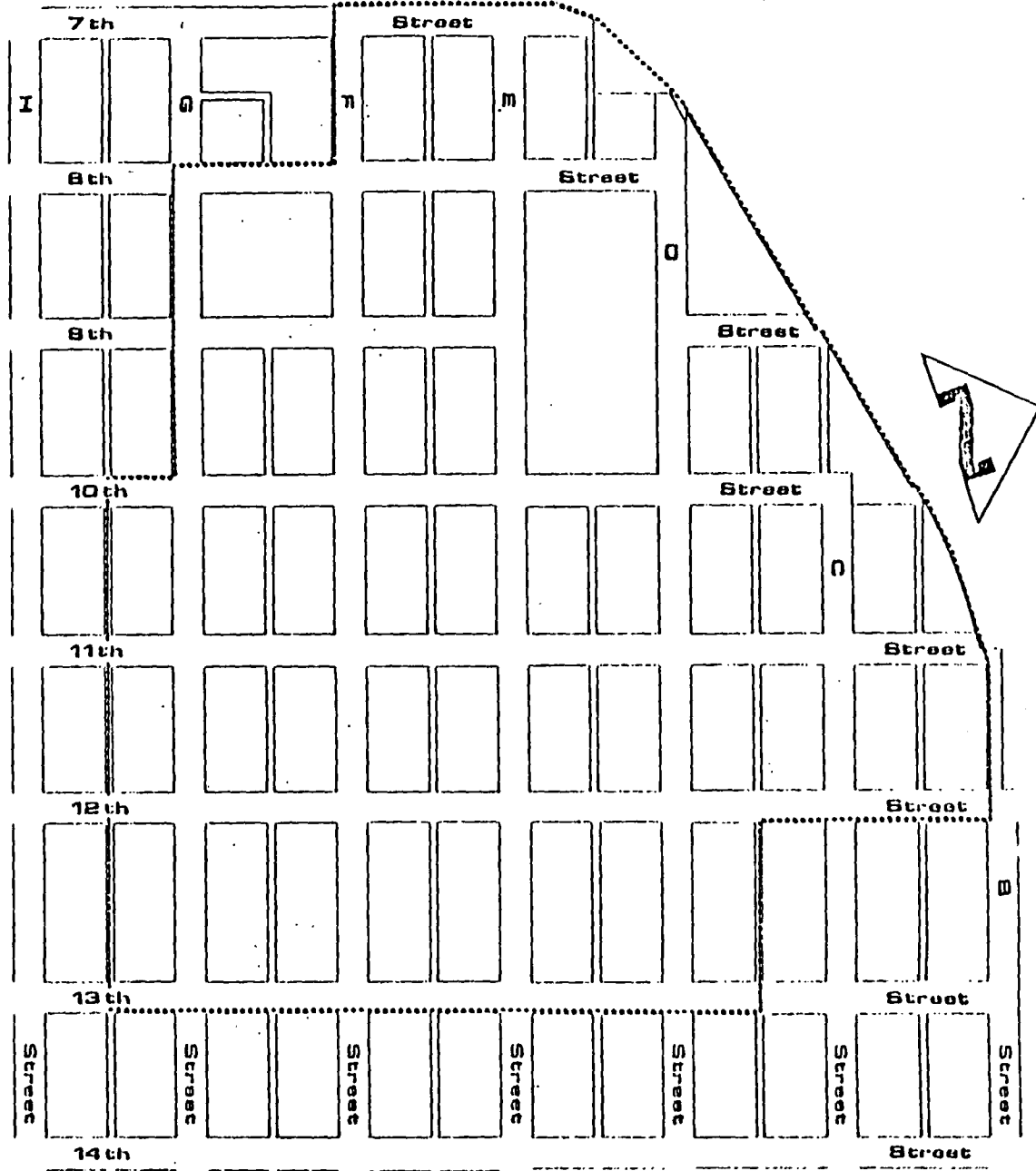




ALKALI FLAT

LOCATION MAP

FIGURE 1



SCALE: 1" = 500'

ALKALI FLAT  
PROJECT AREA BOUNDARIES

FIGURE 2

EVALUATION AND DETERMINATION

1. b, c, & e

A temporary disruption, displacement of soil will exist with the implementation of the 12th Street Sidewalk and Landscape Program. This displacement will consist of the minimal removal of asphalt/concrete/earth for the placement of extended sidewalks and the planting of trees in the north and south alley locations described on pages 8-9 of the attached Alkali Flat Urban Design Guideline.

This excavation is not a significant change although a minor amount of soil erosion is possible during excavation/construction and before new sidewalk extensions and tree plantings take place. This is not considered a significant impact because it is a temporary construction impact which will quickly be remedied.

3. b. & i.

Changes in drainage patterns of water may be a change brought about by the 12th Street Sidewalk and Landscape Program. If Plan 1 is implemented, the present flow of drainage water will have to extend approximately 4' further towards 12th Street in order to round the end of the sidewalk extension. This change will depend upon which plan City Engineering chooses to implement. If Plan 2 of the program is implemented, there will be no change in drainage patterns. As a part of the program, City Engineering, will place new drains into the sidewalk extension which should accommodate the flow of drainage water. Thus, the proposed 4' sidewalk extension should have no significant impact on the flow of drainage from alleys to 12th Street.

If not correctly engineered, it would be possible for the sidewalk extensions to create a pool of water which would not automatically drain to the north and south 12th Street and the 12th Street alleys.

4. a.

The 12th Street Sidewalk and Landscape Program will place an addition of 18 trees into sidewalk planters. This planting should result in no significant impact on the plant life along 12th Street. Those locations selected for tree plantings, presently have no trees, and the program is designed to replace trees which have been removed from the Street. City Parks and Recreation will, at the time of the execution of the working drawings for the program, select trees which are compatible with the location.

9. a.

The Sidewalk and Landscape Program will involve a minimal, short term, increase in the use of irrigation water for the trees which will be planted as a part of that program. Electric timers will be installed to regulate the watering of these trees, therefore, both water and electricity will be used as a part of the program. It is expected that the trees will become self-sufficient within eight years from their planting, and at that time, water and electric timers will no longer be used. It is possible that following the Off-Street Parking Study, more trees will be planted, if this occurs, those trees will be hooked up to the irrigation system described above. The amount of water and electricity necessary to provide irrigation to the trees which will be planted is expected to be minimal and should have no significant impact upon the water or electric resources of the City. Timers provide for the most effective method of water, eliminating the potential of gutter flooding (wasting water).

13. b, d. & f

The 12th Street Improvement Program recommended for implementation in the Guideline would affect the parking along 12th Street in two ways: 1. The initial phase of the program would remove 9 parking spaces along the street. These parking spaces are located at the north and south side of alleyways. Where sidewalk extensions are not necessary, the east side of E-F Street alley, or where the removal of parking and sidewalk extension would impact the existing use of adjacent property, such as the northwest side of the D Street alley, removal of the parking space and extension of the sidewalk are not planned. 2. The second phase of the program will include a parking study to determine whether additional parking spaces can be removed along 12th Street with replacement off-street, alley entrance parking. If the study, conducted by City Traffic Engineering, identifies alternate parking, then the third phase of the program will remove additional parking spaces with replacement parking provided off-street.

The initial removal of nine parking spaces along 12th Street should have no significant impact upon the businesses located along the street. The potential removal of additional spaces will not occur until such time as a feasibility/parking study identifies replacement programs which would have no significant impact upon the 12th Street commercial corridor.

The Guideline supports the Central City Community Plan recommendation for conversion of E and F Streets to two-way traffic. The Plan recommendation has been ratified and adopted by the City Council and an Environmental Impact Report issued on the Plan and the conversions which are not seen to have a significant impact upon the environment, but, instead will protect the residential character of the area.

The initial phase of the 12th Street Improvement Program will consist of the removal of north/south alley entrance parking places along 12th Street and the extension of the sidewalk into these parking places. These sidewalk extensions will be planted with trees. This planted sidewalk extension could be viewed as a potential traffic hazard for the vehicular traffic and risk of injury to bicyclists or pedestrians by use of landscape elements projecting into the street. This safety will be appraised by competent Traffic Engineering personnel during the development of working drawings for the 12th Street Sidewalk and Landscape Program. It is believed, however, that since the sidewalk/landscape elements are contained within the parking space with a minimum 18" safety space from moving traffic, that should have no significant adverse impact to traffic, pedestrian, or bicycle safety.

14. e. & f.

The 12th Street Improvement Program will result in the alteration of the present tree watering program. The present watering program consists of a water truck which services the City planted and maintained trees. In light of potential budgetary cuts, or the elimination, of this CETA manned program, it was determined that the best approach for the 12th Street tree plantings would be the installation of an automatic-timed irrigation system. The system would be tied into the water lines which run down the alleys. It is believed that the irrigation system would not have a significant impact on the City Community Services Department, Division of Parks and Recreation. Maintenance of the trees, outside of the watering system, would be covered under the existing tree maintenance of the Division of Parks and Recreation. It is believed that the eighteen trees to be planted in the initial phase of this program will not have a significant impact upon the existing maintenance program.

16. a. & c. & e.

The 12th Street Improvement Program will require the use of nine automatic irrigation timing systems with electrical hookups and linkage between the alley and the sidewalk. The timers will be stubbed into existing alley lines. No significant impact is seen through the installation of these irrigation timers.

A watering system will be installed in order to water the eighteen trees which are to be planted as phase one of the 12th Street Improvement Program. This irrigation system will consist of sprinklers which will be hooked up to the alley water line and run to each tree well. No significant impact is seen through the installation of this irrigation system.

New storm drains will be installed as a part of the 12th Street Improvement Program. These drains will replace the existing drains and will not change in location or drain design. No significant impact is seen from the installation of replacement drains.

## SUMMARY

The Environmental Coordinator of the City of Sacramento Housing and Redevelopment Agency has determined on the basis of the preceding initial study that the adoption of the Alkali Flat Urban Design Guideline will not have a significant effect on the environment.

Prior to implementation of individual construction programs recommended as a part of the 12th Street Improvement Program of the Guideline, City Engineering, under contract to the Agency, will cause to be filed an initial study for each program in order to further determine if a negative declaration may be issued on the individual project as well as the extent and nature of mitigation measures. The following concerns will be addressed by those studies: removal of nine parking spaces as well as the potential removal of more spaces with replacement parking off-street, potential for traffic and pedestrian hazards with the installation of curbs and planters in the parking lane, potential drainage problems with the installation of sidewalk extensions and the potential for undermining the 12th Street overpass through the planting of trees in the median strip.

The Guideline promotes a policy of conservation of the built environment and protection of the historic character of Alkali Flat. In order to protect this character, recommendations for a non-aggregation of development lots on the part of the City and an amendment to the zoning ordinance to limit the height of development along 12th Street are identified. The policy to limit the aggregation of development lots is mitigated through the recommendation that when such aggregation does occur, it will be designed with the design standards set forth in the Guideline. The City Planning Department will prepare an initial study to determine and mitigate potential impact from the amendment to the zoning ordinance to restrict building height along 12th Street's C-2 zone.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

INITIAL STUDY

BACKGROUND

1. Name of Proponent Sacramento Housing and Redevelopment Agency
2. Address and Phone Number of Proponent:  
630 I Street, Sacramento, California 95814  
(916) 444-9210
3. Date of Checklist Submitted May 11, 1981
4. Agency Requiring Checklist Housing and Redevelopment Agency
5. Name of Proposal, if applicable Alkali Flat Urban Design  
Guideline

ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" are provided)

- |                                                                                                                                                                                                         | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|-----------|
| 1. <u>Earth.</u> Will the proposal result in:                                                                                                                                                           |            |              |           |
| a. Unstable earth conditions or in changes in geologic substructures?                                                                                                                                   | ---        | ---          | <u>X</u>  |
| b. Disruptions, displacements, compaction or overcovering of the soil?                                                                                                                                  | <u>X</u>   | ---          | ---       |
| c. Change in topography or ground surface relief features?                                                                                                                                              | <u>X</u>   | ---          | ---       |
| d. The destruction, covering or modification of any unique geologic or physical features?                                                                                                               | ---        | ---          | <u>X</u>  |
| e. Any increase in wind or water erosion of soils, either on or off the site?                                                                                                                           | ---        | <u>X</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 or stream or the bed of the ocean or any bay, inlet or lake? | ---        | ---          | <u>X</u>  |
| g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?                                                                   | ---        | ---          | <u>X</u>  |
| 2. <u>Air.</u> Will the proposal result in:                                                                                                                                                             |            |              |           |
| a. Substantial air emissions or deterioration of ambient air quality?                                                                                                                                   | ---        | ---          | <u>X</u>  |
| b. The creation of objectionable odors?                                                                                                                                                                 | ---        | ---          | <u>X</u>  |
| c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?                                                                                         | ---        | ---          | <u>X</u>  |

- |                                                                                                                                                                                    | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|-----------|
| 3. <u>Water.</u> Will the proposal result in:                                                                                                                                      |            |              |           |
| a. Changes in currents, or the course or direction movements, in either marine or fresh waters?                                                                                    | ---        | ---          | <u>X</u>  |
| b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?                                                                                 | <u>X</u>   | ---          | ---       |
| c. Alterations to the course of flow of flood waters?                                                                                                                              | ---        | ---          | <u>X</u>  |
| d. Change in the amount of surface water in any water body?                                                                                                                        | ---        | ---          | <u>X</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>X</u>  |
| f. Alteration of the direction or rate of flow of ground waters?                                                                                                                   | ---        | ---          | <u>X</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>X</u>  |
| h. Substantial reduction in the amount of water otherwise available for public water supplies?                                                                                     | ---        | ---          | <u>X</u>  |
| i. Exposure of people or property to water related hazards such as flooding or tidal waves?                                                                                        | ---        | <u>X</u>     | ---       |
| 4. <u>Plant Life.</u> Will the proposal result in:                                                                                                                                 |            |              |           |
| a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)?                                  | <u>X</u>   | ---          | ---       |
| b. Reduction of the numbers of any unique, rare or endangered species of plants?                                                                                                   | ---        | ---          | <u>X</u>  |
| c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?                                                            | ---        | ---          | <u>X</u>  |
| d. Reduction in acreage of any agricultural crop?                                                                                                                                  | ---        | ---          | <u>X</u>  |
| 5. <u>Animal Life.</u> Will the proposal result in:                                                                                                                                |            |              |           |
| a. Change in the diversity of species, or number of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)? | ---        | ---          | <u>X</u>  |
| b. Reduction of the numbers of any unique, rare or endangered species of animals?                                                                                                  | ---        | ---          | <u>X</u>  |

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	—	—	<u>X</u>
d. Deterioration to existing fish or wildlife habitat?	—	—	<u>X</u>
6. <u>Noise</u> . Will the proposal result in:			
a. Increases in existing noise levels?	—	—	<u>X</u>
b. Exposure of people to severe noise levels?	—	—	<u>X</u>
7. <u>Light and Glare</u> . Will the proposal produce new light or glare?	—	—	<u>X</u>
8. <u>Land Use</u> . Will the proposal result in a substantial alteration of the present or planned land use of an area?	—	—	<u>X</u>
3. <u>Natural Resources</u> . Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	—	<u>X</u>	—
b. Substantial depletion of any nonrenewable natural resource?	—	—	<u>X</u>
10. <u>Risk of Upset</u> . Does the proposal involve 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?	—	—	<u>X</u>
11. <u>Population</u> . Will the proposal alter the location, distribution, density, or growth rate of the human population?	—	—	<u>X</u>
12. <u>Housing</u> . Will the proposal affect existing housing, or create a demand for additional housing?	—	—	<u>X</u>
13. <u>Transportation/Circulation</u> . Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	—	—	<u>X</u>
b. Effects on existing parking facilities, or demand for new parking?	<u>X</u>	—	—
c. Substantial impact upon existing transportation systems?	—	—	<u>X</u>
d. Alterations to present patterns of circulation or movement of people and/or goods?	<u>X</u>	—	—

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
e. Alterations to waterborne, rail or air traffic?	—	—	<u>X</u>
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	<u>X</u>	—
14. <u>Public Services</u> . Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	—	—	<u>X</u>
b. Police protection?	—	—	<u>X</u>
c. Schools?	—	—	<u>X</u>
d. Parks or other recreational facilities?	—	—	<u>X</u>
e. Maintenance of public facilities, including roads?	—	<u>X</u>	—
f. Other governmental services?	<u>X</u>	—	—
15. <u>Energy</u> . Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	—	—	<u>X</u>
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	—	—	<u>X</u>
16. <u>Utilities</u> . Will the proposal result in a need for new systems, or substantial alterations to the following utilities:	<u>X</u>	—	—
a. Power or natural gas?	—	—	<u>X</u>
b. Communications systems?	—	—	<u>X</u>
c. Water?	<u>X</u>	—	—
d. Sewer or septic tanks?	—	—	<u>X</u>
e. Storm water drainage?	<u>X</u>	—	—
f. Solid waste and disposal?	—	—	<u>X</u>
17. <u>Human Health</u> . Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	—	—	<u>X</u>
b. Exposure of people to potential health hazards?	—	—	<u>X</u>



	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
18. <u>Aesthetics</u> . 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?	---	---	<u>X</u>
19. <u>Recreation</u> . Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	---	---	<u>X</u>
20. <u>Archaeological/Historical</u> . Will the proposal result in an alteration of a significant archaeological or historical site, structure, object or building?	---	---	<u>X</u>
<u>21. Mandatory Findings of Significance.</u>			
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?	---	---	<u>X</u>
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.)	---	---	<u>X</u>
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.)	---	---	<u>X</u>
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	---	---	<u>X</u>

DISCUSSION OF ENVIRONMENTAL EVALUATION  
Attachment A - Description of Project  
Attachment B - Evaluation and Determination

**DETERMINATION**

On the basis of this initial evaluation:

- I find the proposed project **COULD NOT** have a significant effect on the environment, and a **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 on an attached sheet have been added to the project. A **NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

Date May 26, 1981

Carol Branan  
(Signature)



## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

June 30, 1981

Ms. Anne Mason  
Deputy City Clerk  
915 I Street  
Sacramento, California 95814

SUBJECT: Public Hearing - Alkali Flat Urban Design  
Guideline

Dear Annie:

Enclosed is a copy of a Public Notice for the above hearing.

Unless you advise me otherwise, I will set this hearing before the Redevelopment Agency of the City of Sacramento for their July 14, 1981 meeting.

Very truly yours,

JOAN ROBERTS  
Agency Clerk

Attachment

REDEVELOPMENT AGENCY OF THE CITY  
OF SACRAMENTO

PUBLIC NOTICE

Notice is hereby given that the Redevelopment Agency of the City of Sacramento is scheduled to consider the following project on July 14, 1981 at 7:30 P.M. in the Council Chamber of City Hall, second floor, 915 I Street, Sacramento, CA. The Environmental Coordinator has determined that the project 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 Housing and Redevelopment Agency, Technical Division, 630 I Street, Sacramento, CA. 95814. Any appeal of the decision to prepare the Negative Declaration must be filed with the Sacramento Housing and Redevelopment Agency on or before July 14, 1981. The project scheduled is:

Adoption of the Alkali Flat Urban Design Guidelines  
for the Alkali Flat Redevelopment Area