

Item No. 6
Supplemental Material
For
City of Sacramento
Planning Commission
Agenda Packet

For the Meeting of: July 10, 2008

Additional Material

Revised Material

Contact Information: Jennifer Matthews, 916-808-5591

Project Name: Kare 4 Kids (P08-042)

Subject:

Staff requests to add the following advisory comments to the project:

Sacramento Regional County Sanitation District (SRCSD)

62. Please be advised that SRCSD has the 48-inch Natomas Interceptor adjacent to the subject project, within the East Commerce Way right-of-way.
63. Developing this property will require payment of sewer impact fees. SRCSD impact fees shall be paid prior to the issuance of building permits. The applicant shall contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.
64. SRCSD will issue sewer permits to connect to the system if it is determined that capacity is available and the subject property has met all other requirements for service. SRCSD does not guarantee capacity; the process to connect to the SRCSD system is on a "first come, first served" basis. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of appropriate fees.

Also attached are larger copies of Attachments 3 and 4 on pages 105 and 106 that are already in the staff report but difficult to read in that format.

AHW: Jennifer
Matthews

File No. P08-042

May 2, 2008

To: Development Services

From: Terrace Park Neighborhood Association

RE: Kare 4 Kids

We just received notification about the proposed Kare 4 Kids. We would like to make the following comments;

1. The location with the access coming directly off of the southwest Arco Arena entrance like a disaster waiting to happen if they plan to stay open until 7:00 P.M. as stated.
2. Due to events that draw extremely high volumes of traffic as early as 5:30 on some evenings, it appears that it would be difficult for parents to enter the facility to pick up their children and then much more difficult to attempt^{ed} to leave the care facility.
3. Since this will be a large child care facility and generate a lot of evening traffic, will an extra person(s) be available to assist the parents who are attempting leave and will need to break thru incoming traffic to leave?

Sharing a very busy entrance makes sense when the traffic is light but can be a recipe for disaster when traffic is heavy. On side you have parents, who are anxious to get home from a long work day, and feed the children. They will be up against people who are anxious to get a parking place as close as possible and not be late for an event they have paid to attend.

If this was a typical business which operated only during the day or had low levels of traffic, sharing a highly used entrance would be feasible. But the odds of avoiding accidents with his facility are not good odds!

Perhaps another nearby location would be more suitable and safer.

Thank you for the opportunity to provide input.

Terrace Park Neighborhood Association

Carlene DeThames



1508 Eureka Road, Suite 150
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Architecture
Planning
Interior Design

May 8, 2008

Carlene DeMarco
Terrace Park Neighborhood Association
340 Greg Thatch Circle
Sacramento, CA 95835-2409

RE: Kare - 4 - Kids Child Care Center

Dear Ms. DeMarco,

We received your comments concerning the Kare-4-Kids project from the city of Sacramento. Thanks you for your interest in our project, we welcome comments from the community. I have read over your concerns about traffic conflicts between Arco Arena traffic and parents using this child care facility. I agree that if the driveway off of the Arco Arena main entrance was also our main entrance there would be potential for traffic conflicts. It may not have been clear on the small size exhibit you received, but the driveway off of the Arco Arena main entrance is for emergency vehicles only and will be gated with no public access. All traffic on and off of our site will be from the East Commerce driveway. I am including a larger size exhibit indicating the primary access to the site. If you have any questions or would like to discuss this issue in more detail please give me a call. Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Karendia MacDonal". The signature is fluid and cursive, with a prominent loop at the beginning.

Karendia MacDonal, Job Captain
Borges Architectural Group, Inc.