



**Sacramento
Housing &
Redevelopment
Agency**

**REPORT TO COUNCIL AND
REDEVELOPMENT AGENCY**

City of Sacramento

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

Consent
July 17, 2007

**Honorable Mayor and Members of the City Council
Chair and Members of the Board**

Title: Acquisition of 3012, 3020, and 3030 Redding Avenue Project

Location/Council District: 3012, 3020, and 3030 Redding Avenue (APNs 015-0091-041-0000, 015-0091-047-0000 and 015-0091-048-000); 65th Street Redevelopment Project Area; Council District 6

Recommendation:

- 1) Adopt a **City Resolution**: authorizing the City Manager to accept the transfer of properties located at 3012, 3020 and 3030 Redding Avenue from the Sacramento Housing and Redevelopment Agency of the City of Sacramento and carry out all activities reasonably necessary to accomplish this transfer of the properties including, a certificate of acceptance.
- 2) Adopt a **Redevelopment Agency Resolution** a) setting just compensation for the properties located at 3012, 3020, and 3030 Redding Avenue as the fair market value as established by appraisal; b) consider the City's Mitigated Negative Declaration as a responsible agency; c) authorize transfer of the properties located at 3012, 3020, , and 3030 Redding Avenue to the City and make related findings; and d) amending the 2007 Sacramento Housing and Redevelopment Agency budget to transfer \$1,500,000 of 65th Street 2006 Tax Exempt Bond funds to the 3012, 3020, and 3030 Redding Avenue Project to fund all actions necessary to purchase the properties and transfer them to the City of Sacramento.

Contact: Lisa Bates, Director, Community Development, 440-1316; Chris Pahule, Assistant Director, Community Development, 440-1350; J.P. Tindell, Parks Planning & Development Manager, 808-8234

Acquisition of 3012, 3020, and 3030 Redding Avenue Project

Presenters: None

Department: Sacramento Housing and Redevelopment Agency and Parks and Recreation Department

Description/Analysis

Issue: The properties located at 3012, 3020, and 3030 Redding Avenue are within one half mile of the 65th Street Light Rail Station (LRT) and Bus Transfer Facility and immediately east of the planned 65th Street Detention Basin/Park project. In December 2005, the City Council approved the Detention Basin/Park project including adoption of the Resolution of Necessity to acquire the property by eminent domain and a Mitigated Negative Declaration for the project. When the Detention Basin/Park is complete, it will include a detention drainage basin and public recreation uses.

The planned Detention Basin/Park configuration has limited access points and street frontage. Six different-shaped parcels block access and visibility of the Detention Basin/Park from Redding Avenue. Three of these parcels have been offered for sale by the property owner to the Redevelopment Agency (Agency) to remove these access barriers to the Detention Basin/Park. The properties being offered total 43,604 square feet (approximately one acre) and include two single family homes which are used as rental property and are currently occupied.

Policy Considerations: The actions contained in this report are consistent with the adopted 2004 – 2008 Redevelopment Implementation Plan for the 65th Street Redevelopment Project Area, the South 65th Street Area Plan and the 65th Street/University Transit Village Plan, and the Parks and Recreation Programming Guide. California Redevelopment Law allows redevelopment agencies to hold land for no more than four years.

Establishing park land is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City.

Environmental Considerations: The City of Sacramento, as the lead agency under the California Environmental Quality Act (CEQA), has prepared and approved a Mitigated Negative Declaration and Mitigation Monitoring Plan for the 65th Street and Broadway Detention Basin Project, a copy of which is attached as Attachment 2. The Agency, as responsible agency, has reviewed and considered the City's environmental action and finds that the Mitigated Negative Declaration is adequate to support approval of the recommended actions. The National Environmental Policy Act (NEPA) does not apply.

Acquisition of 3012, 3020, and 3030 Redding Avenue Project

Committee/Commission Action: *65th Street Redevelopment Advisory Committee (RAC):* At its meeting on May 14, 2007, the RAC adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES: Billingsley, Clady, Garcia, Jones, Little, Maleske, O'Mara, O'Toole, Sikich, Stevens, Wilson

NOES: Arnold

ABSENT: Abelon, Lopez

Sacramento Housing and Redevelopment Commission Action: At its meeting on June 20, 2007, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Burruss, Chan, Coriano, Gore, Hoag, Piatkowski, Shah, Stivers

NOES: None

ABSENT: Burns, Fowler

Rationale for Recommendation: The properties recommended for acquisition will improve the public access to the planned Detention Basin/Park, which as currently configured, has no access on three sides and limited access on the fourth side. Access on the fourth side, along Redding Avenue, will be through two points which are only 40 feet and 60 feet wide, respectively. The drainage detention basin will require most of the site, resulting in less than one and a half acres for park facilities. The additional acre of land from the properties located at 3012, 3020, and 3030 Redding Avenue will provide 230 feet of street frontage which will increase visibility into the site resulting in increased safety. The increased visibility is supported by the Problem Oriented Policing officers assigned to the sector. Finally, the properties located at 3012, 3020, and 3030 Redding Avenue will provide additional space for active recreational uses for existing and future residents in the South 65th Street Area Plan which is park deficient. Following acquisition, the Redevelopment Agency will transfer the properties to the City of Sacramento at no cost.

Financial Considerations: Staff estimates that total cost to purchase the properties at 3012, 3020, and 3030 Redding Avenue, including closing costs, demolition of existing structures, site maintenance, and relocation costs will be approximately \$1,500,000. This report recommends the allocation of 65th Street Tax Exempt Bond funds for the purchase and associated expenses. There are currently no available City funds to acquire these properties; there are funds available from the 65th Street Redevelopment Project Area.

July 17, 2007

Acquisition of 3012, 3020, and 3030 Redding Avenue Project

M/WBE Considerations: The items discussed in this report have no M/WBE impact, therefore, M/WBE considerations do not apply.

Respectfully Submitted by: 
ANNE M. MOORE
Executive Director

Respectfully Submitted by: 
CASSANDRA H. B. JENNINGS
Assistant City Manager

Recommendation Approved:

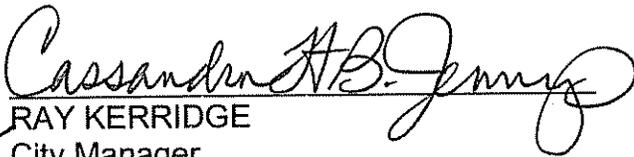
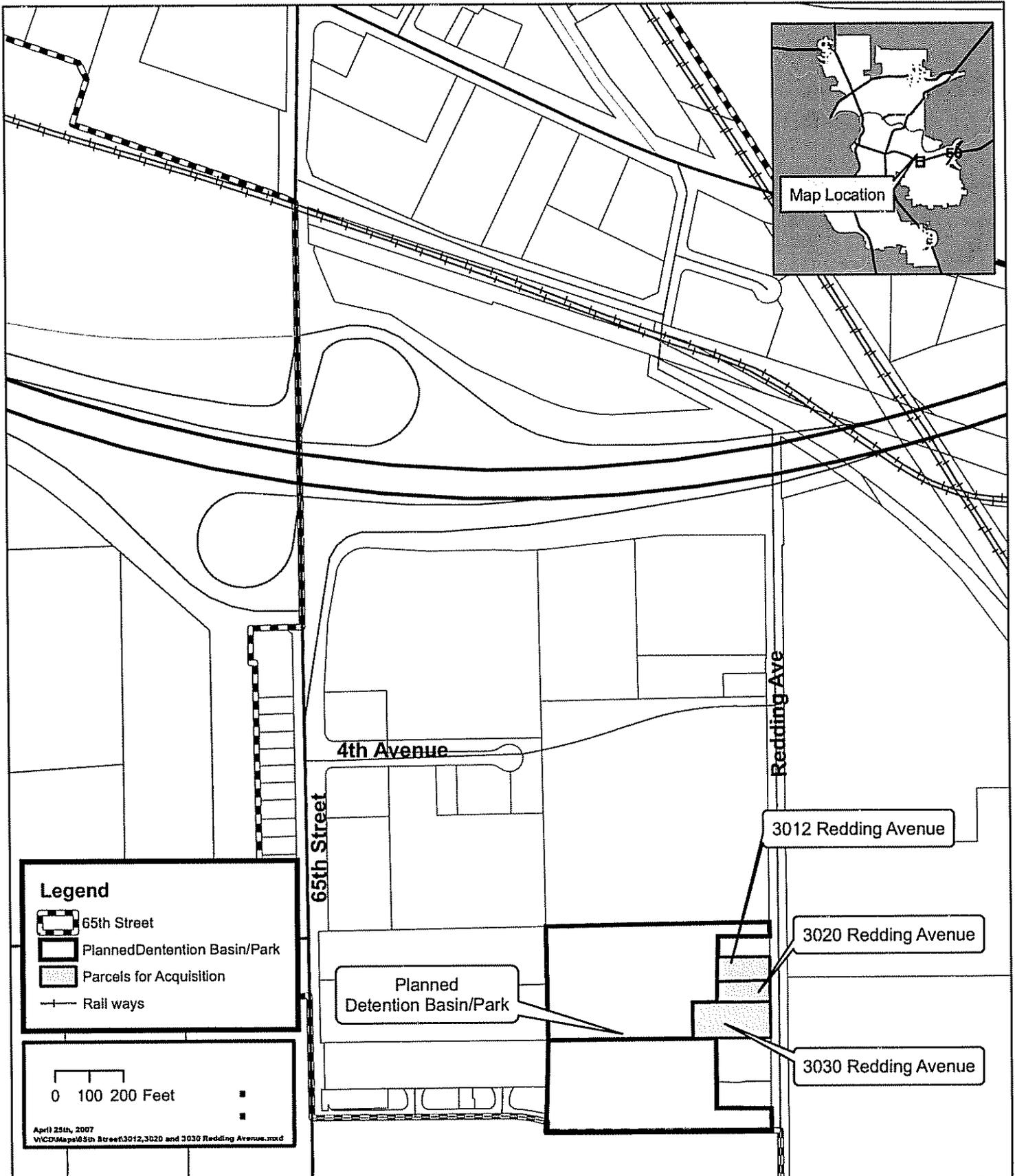

RAY KERRIDGE
City Manager

Table of Contents

Report	pg. 1
Attachments	
1 Map	pg. 5
2 Background	pg. 6
3 Negative Declaration and Mitigation Monitoring Plan for the 65 th Street and Broadway Detention Basin Project	pg. 7
4 Redevelopment Agency of the City of Sacramento Resolution	pg. 66
5 City of Sacramento Resolution	pg. 68



3012, 3020 and 3030 Redding Avenue 65th Street Redevelopment Area



Background

65th Street and Broadway Detention Basin and Park Project

Project Description:

The approved 65th Street and Broadway Detention Basin and Park Project (Project) involves the construction of a 5.44 acre drainage detention basin situated on two parcels totaling 6.95 acres. The properties at 3012, 3020 and 3030 are not part of the 6.95 acres. Construction includes the excavation of a 17 foot deep basin with a capacity to hold 22.3 acre-feet of storm runoff. The Project will contain an overflow weir to prevent runoff from small frequent storms entering the detention basin, and will include gravity-drainage via an existing 66-inch pipe located in 65th Street. The Project is designed to provide protection from a 100-year storm event. A Park Master Plan will be developed and will specify the type, location, costs and development schedule for the recreational facilities.

Project Schedule:

The Project is to be located on two parcels that are privately-owned. The City has made purchase offers to the property owners and has not come to resolution on a purchase price. Because of this impasse, the City has begun the eminent domain process by approving a Resolution of Necessity for acquisition of the properties. The City has filed the eminent domain case with the Sacramento Superior Court and has a trial setting date secured for October 16, 2007.

Once the City takes possession of the property, the Department of Utilities will reapply for project funding through the California State Infrastructure Bank.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

PLANNING & BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I Street
Room 300

Sacramento, CA
95814-2998

Environmental Planning Services
916-264-1909
FAX 264-7185

MITIGATED NEGATIVE DECLARATION

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

65th Street & Broadway Detention Basin (CIP# WK06) – The City of Sacramento, Department of Utilities proposes to acquire APN 015-0091-045 to construct an approximate 5.1 acre joint use detention basin/park and APN 015-0091-044 to construct a park. The proposed park uses include both active and passive uses such as picnic area, soccer fields and playground. The project site is located between 65th Street and Redding Avenue and north of San Joaquin Street.

The City of Sacramento, Planning and Building Department, has reviewed the proposed project and on the basis of the whole record before it, has determined that there is no substantial evidence that the project, with mitigation measures as identified in the attached Initial Study, will have a significant effect on the environment. This Mitigated Negative Declaration reflects the lead agency’s independent judgment and analysis. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Sections 21000, et seq., Public Resources Code of the State of California).

This Negative Declaration has been prepared pursuant to Title 14, Section 15070 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

A copy of this document and all supportive documentation may be reviewed or obtained at the City of Sacramento, Planning and Building Department, Planning Division, 1231 I Street, 3rd Floor, Sacramento, California 95814.

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

By: _____

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

65TH STREET & BROADWAY DETENTION BASIN PROJECT (CIP#WK06)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

This Initial Study has been prepared by the Planning and Building Department, Environmental Planning Services, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to Title 14, Section 15070 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento, and the Sacramento City Code, Title 63.

This Initial Study is organized into the following sections:

SECTION I. - BACKGROUND: Page 3 - Provides summary background information about the project name, location, sponsor, when the Initial Study was completed, and a project introduction.

SECTION II. - PROJECT DESCRIPTION: Page 5 - Includes a detailed description of the Proposed Project.

SECTION III. - ENVIRONMENTAL CHECKLIST AND DISCUSSION: Page 7 - Contains the Environmental Checklist form together with a discussion of the checklist questions. The Checklist Form is used to determine the following for the proposed project: 1) "Potentially Significant Impacts" that may not be mitigated with the inclusion of mitigation measures, 2) "Potentially Significant Impacts Unless Mitigated" which could be mitigated with incorporation of mitigation measures, and 3) "Less-than-significant Impacts" which would be less-than-significant and do not require the implementation of mitigation measures.

SECTION IV. - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Page 58 - Identifies which environmental factors were determined to have either a "Potentially Significant Impact" or "Potentially Significant Impacts Unless Mitigated," as indicated in the Environmental Checklist.

SECTION V. - DETERMINATION: Page 59 - Identifies the determination of whether impacts associated with development of the Proposed Project are significant, and what, if any, additional environmental documentation may be required.

On File with the City of Sacramento, Development Services Department:

- A: Mitigation Reporting Plan
- B: Vicinity Map
- C: Preconceptual Project Design
- D: Biological Study for 65th Street Expressway
- E: Wetland Delineation Report
- F: Location of Soundwall Mitigation Measure

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

SECTION I. BACKGROUND

File Number, Project Name:

CIP#WK06, 65TH STREET & BROADWAY DETENTION BASIN

Project Location:

The project is located between 65th Street and Redding Avenue, north of San Joaquin Street on parcels 015-0091-045 and -044 in the East Broadway Community.

Project Sponsor and Contact Persons:

Department of Utilities
Bruce Barboza, Project Manager
1395 35th Avenue
Sacramento, CA 95822
(916) 264-1414

Planning and Building Department, Environmental Planning Services
Susanne Tam, Assistant Planner
Planning and Building Department
Environmental Planning Services
1231 I Street, Room 300
Sacramento, CA 95814
(916) 264-5375

Date Initial Study Completed: July 15, 2003

Introduction

The City of Sacramento, Department of Utilities proposes to acquire APN 015-0091-045 to construct an approximate 5.1 acre joint use detention basin/park and APN 015-0091-044 to construct a park. The proposed park uses include both active and passive uses such as picnic area, soccer fields and playground.

The City has determined that a Subsequent Negative Declaration is the appropriate environmental document for the proposed project. Section 15162 of the CEQA Guidelines states that no subsequent negative declaration needs to be prepared after adoption unless the following occurs:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

A Negative Declaration was prepared in March 2002 and ratified on August 27, 2002. Since the time the Negative Declaration was ratified, the project design has changed and new potentially significant environmental impacts have been identified. Therefore, a Subsequent Negative Declaration would be the appropriate document to prepare for the proposed project.

The City is soliciting views of interested persons and agencies on the content of the environmental information presented in this document. Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but no later than the 30-day review period ending, Friday, September 19, 2003.

Please send written responses to:

Susanne Tam, Environmental Project Manager
Planning and Building Department
Environmental Planning Services
1231 I Street, Ste. 300
Sacramento, CA 95814
Fax (916) 264-7185

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

SECTION II. PROJECT DESCRIPTION

Project Location

The project is located between 65th Street and Redding Avenue, north of San Joaquin Street on parcels 015-0091-045 and -044 in the East Broadway Community (see Attachment B).

Project Background

Historically, the Basin 31 area and other basins in the City of Sacramento have experienced significant flooding with associated reports of property damage. Portions of the existing drainage system were constructed more than 50 years ago, using less stringent design standards than those used by the City today. As a result, many of the drainage facilities have inadequate capacity for the current, near-buildout conditions.

Following major flooding in 1986, the City Council adopted Resolution 93-164, which directs City staff to proceed with master planning programs in basins experiencing the most severe flood control problems. In 1995, the City contracted with Black and Veatch to develop a computerized stormwater management model of the Basin 31 and 113 drainage area and to develop alternatives to provide flood control and stormwater quality improvements. The Drainage Master Plan was completed in February of 1996. The Basin 31 and 113 Drainage Master Plan Update was intended to update and expand upon the 1996 Master Plan, providing improvements to the computer model and developing new alternatives for flood control within the Basin 31 drainage basin.

The goals of the Basin 31 and 113 Drainage Master Plan Update are as follows:

- Improve the Sacramento Stormwater Management Model (SSWMM-94) model of the existing drainage system,
- Develop alternatives for upgrading the performance level of the existing drainage system, in accordance with the City's flood control, public safety, and stormwater quality standards,
- Determine the cost and level of performance of viable alternatives, and determine the least costly alternative, and
- Prepare priority list and an implementation schedule for the least costly alternative.

Two final alternatives were developed from information gathered in the preliminary modeling and conceptual alternatives phases. Alternative 1 consisted of a central detention basin located near 65th Street and Broadway. Alternative 2 consisted of a central detention basin located near the 4th Avenue extension east of 65th Street.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Because both alternatives were relatively similar in construction cost, negotiations with property owners at both detention sites were conducted to define more clearly their associated land acquisition costs.

On the basis of cost and performance, Alternative 1 was chosen as the preferred alternative. Although both alternatives are equally effective in mitigating flood problems in the basin, a lower construction effort and less disturbance to the public was anticipated with Alternative 1.

Project Purpose

The purposes of the project are to provide flood control in an area that has historically experienced flooding and to provide recreational amenities in an area that need additional recreational amenities.

Project Components

The proposed project includes the acquisition of APN 015-0091-045 to construct an approximate 5.1 acre detention basin and 015-0091-044 to construct a park. The proposed detention basin would have an overflow weir that would prevent small frequent storms from entering the detention basin storage area. Larger, less frequent storms would flow over the weir and enter the storage basin area before stormwater surface levels can reach the street ground level. After the storm passes, the basin drains by gravity and back out the same 66-inch pipe to the interceptor pipe in 65th Street. The detention basin is sized to hold up to 24.2 acre-feet for the 100-year storm event.

The detention basin is also proposed to be jointly used as a park. The joint detention basin/park would include one junior or two bantam soccer fields. APN 015-0091-044 would include an approximate 2.86 acre park with a grass volleyball court, children's playground, and a sheltered picnic area.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

SECTION III. ENVIRONMENTAL CHECKLIST AND DISCUSSION

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
1. <u>LAND USE</u> <i>Would the proposal:</i>			
A) Result in a substantial alteration of the present or planned use of an area?			✓
B) Affect agricultural resources or operation (e.g., impacts to soils or farmlands, or impact from incompatible land uses?)			✓

Environmental Setting

The area surrounding the project site consists of residences to the east and south, a church to the south, a printing company to the west, and vacant land to the north. The site to the north has been approved recently for a multi-family residential use.

Standards of Significance

For the purposes of this analysis, an impact is considered significant if the project would:

- Substantially change land use of the site;
- Be incompatible with long-term uses on adjacent properties; or
- Conflict with applicable land use plans.

Answers to Checklist Questions

Questions A and B

The City of Sacramento General Plan designates the areas affected by the proposed project as Community/Neighborhood Commercial and Offices and Low Density Residential. The project site is zoned as R-1, Standard Single-Family Zone.

The Proposed Project, in addition to achieving specific project objectives, is intended to implement several goals and policies of the Sacramento General Plan. Section 7.0, Public Facilities and Services

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Element, addresses municipal services and facilities. Goals and Policies within section 7.0 that apply to the project are as follows:

Goal A

- Provide and maintain a high quality of public facilities and services to all areas of the City.

Goal E

- Design public facilities in such a manner as to ensure safety and attractiveness.

Specific sanitary sewer and drainage goals and policies that apply to the Proposed Project include:

Utilities-Sanitary Sewers

Goal A

- Provide adequate sewer services for all urbanized or developing neighborhoods.

Utilities-Drainage

Goal A

- Provide adequate drainage facilities and services to accommodate desired growth levels.

Policy 1

- Ensure that all drainage facilities are adequately sized and constructed to accommodate the projected increase in stormwater runoff from urbanization.

Implementation of the proposed project would reduce local flooding and minimize potential public health risks, which achieves the provision within the General Plan of providing adequate public services in existing developed areas. While precluding the use of the site for future residential use, the proposed project is intended for the benefit of the public. Completion of the proposed project will benefit existing land uses in the area by alleviating periodic flooding and back flow from the existing combined sewer system. In addition, without the proposed detention basin, development could not take place within the project area. Implementation of the proposed project will not result in a substantial alteration of the present or planned use of the area. A less-than-significant impact is anticipated.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would not result in impacts to land uses.

**65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
2. POPULATION AND HOUSING			
<i>Would the proposal:</i>			
A) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?			✓
B) Displace existing housing, especially affordable housing?			✓

Environmental Setting

No single-family or multi-family residential homes are located on the project site. The only buildings on the project site include an old barn and chicken coop. The site consists predominately of vacant land used for grazing of horses.

Standards of Significance

Section 15131 of the California Environmental Quality Act (CEQA) Guidelines states that the economic or social effects of a project shall not be treated as a significant effect on the environment. According to the CEQA Guidelines, an Environmental Impact Report (EIR) may trace a chain of cause and effect from the proposed decision on a project through anticipated economic or social changes resulting from the project to physical changes caused in turn by the economic and/or social changes.

This environmental document does not treat population/housing as an environmental impact, but rather as a social-economic impact. If there are clear secondary impacts created by a population/housing increase generated by the project, those secondary impacts will be addressed in each affected area (e.g., transportation, air quality, etc).

For the purposes of this analysis, an impact is considered significant if the project would induce substantial growth that is inconsistent with the approved land use plan for the area or displace existing affordable housing.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Answers to Checklist Questions

Questions A and B

Development of a detention basin and a park is not anticipated to induce substantial growth in the area because no new population would be added to the area and no new major infrastructure would be a part of the project.

In addition, the proposed project would not displace housing because there are no existing housing on the project site. Therefore, no impacts to growth and housing would occur.

Mitigation Measures

No mitigation is required.

Finding

The proposed project would not result in impacts to population and housing.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
3. SEISMICITY, SOILS, AND GEOLOGY			
<i>Would the proposal result in or expose people to potential impacts involving:</i>			
A) Seismic hazards?			✓
B) Erosion, changes in topography or unstable soil conditions?			✓
C) Subsidence of land (groundwater pumping or dewatering)?			✓
D) Unique geologic or physical features?			✓

Environmental Setting

Seismicity. The Sacramento General Plan Update (SGPU) Draft Environmental Impact Report (DEIR) identifies all of the City of Sacramento as being subject to potential damage from earthquake groundshaking at a maximum intensity of VIII of the Modified Mercalli scale (SGPU DEIR, 1987, T-16). No active or potentially active faults are known to cross within close proximity to the project site.

Topography. Terrain in the City of Sacramento features very little relief (SGPU, DEIR, 1987, T-3). The potential for slope instability within the City of Sacramento is minor due to the relatively flat topography of the area.

Regional Geology. Soils on the project site are underlain by Pleistocene Alluvium (the Victor formation) (SGPU EIR, T-2), which forms a broad plain between the Sacramento River and the foothills of the Sierra Nevada mountains. The Victor formation is a complex mixture of consolidated, ancient riverborne sediments of all textures. Weathering, subsequent to formation, during the Ice Ages has typically caused a hardpan layer to develop near the surface, generally allowing only a moderate-to-low rate of rainwater infiltration (SGPU EIR, T-1).

Surfaces of the project area consist of the San Joaquin-Urban land complex which is 50 percent San Joaquin soil and 35 percent Urban land. The remaining 15 percent of soil are comprised of Bruella, Clear Lake, Galt and Kimball soils. The San Joaquin soil is moderately deep and moderately over duripan, moderately well drained soils on low terraces. These soils formed in alluvium derived from dominantly granitic rock sources. Slopes range from 0 to 8 percent. Urban land consists of areas

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

covered by impervious surfaces such as roads, driveways, sidewalks, buildings, and parking lots. Soil material under these impervious surfaces is similar to San Joaquin soil although it may have been truncated or altered.

Standard Construction Specifications for Grading, Erosion, and Sediment Control

The following information for grading, erosion, and pollution control is considered a component of the project:

This proposed project will follow the standards set forth in the “Administrative and Technical Procedures Manual for Grading and Erosion and Sediment Control.” The City will be responsible for preparing the grading plans for the proposed project.

The Contractor shall be responsible for controlling erosion and sedimentation within the limits of the project at all times during the course of construction, including evenings, weekends, holidays, and normal working days. The Contractor shall prepare and submit to the City Engineer for review and approval an Erosion and Sediment Control Plan (ESC Plan). The ESC Plan shall include an effective revegetation program to stabilize all disturbed areas which will not be otherwise protected, prevention of increased discharge of sediment at all stages of grading and development from initial disturbance of the ground to project completion, recommendations of any Civil Engineer, Geotechnical Engineer, or Engineering Geologist involved in the preparation of the grading plans, and the inspection and repair of all erosion and sediment control facilities at the close of each active working day during the rainy season and for specific sediment clean-out and vegetation maintenance criteria .

In addition, the Contractor shall prepare a Post Construction Erosion and Sediment Control Plan (PC Plan), which will include the requirements of the ESC Plan, plus the maximum runoff rate from the site, descriptions and specifications for all surface runoff, erosion, and sediment control devices to be used for the project site, a description of the changes made from the ESC Plan to the PC Plan, a description of the final vegetative measures to be used for the project site, and an estimate of the costs of implementing the PC Plan erosion and sediment control measures. The description of the changes made from ESC Plan to the PC plan shall include a map showing the final Best Management Practices (BMPs) used to control erosion, sediment, and surface runoff of non-stormwater, locations of final BMPs with reference to the final improvements and structures installed, and how the BMPs will control surface runoff, erosion, and sediment.

The Contractor shall not perform any clearing and grubbing, excavation, or earthwork of any type on the project, other than that specifically authorized in writing by the City Engineer, until a written acceptance of the erosion and sediment control plan has been received from the City Engineer. If, in the opinion of the City Engineer, the plan does not sufficiently address the objectives outlined in this section, the Contractor shall revise the plan accordingly to the satisfaction of the City Engineer.

Standards of Significance

For the purposes of this analysis, an impact is considered significant if it allows a project to be built that will either introduce geologic or seismic hazards by allowing the construction of the project on such a site without protection against those hazards.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Answers to Checklist Questions

Question A

Cities in California are required to consider seismic safety as part of the General Plan safety elements. The City of Sacramento also recognizes that it is prudent for the City to prepare for seismic related hazards and has, therefore, adopted policies as a part of the General Plan, Health and Safety Element. These policies require that the City protect lives and property from unacceptable risk due to seismic and geologic activity or unstable soil conditions to the maximum extent feasible, that the City prohibit the construction of structures for permanent occupancy across faults, that soils reports and geologic investigations be required for multiple story buildings, and that the Uniform Building Code requirements that recognize State and Federal earthquake protection standards in construction be used.

The proposed project would not include any buildings. Some park structures may be installed. However, the park structures would be built according to City standards, State standards, and the Uniform Building Codes. The standards and codes cover a number of safety requirements in addition to seismic. Therefore, seismic hazards are considered to be less-than-significant.

Question B

Construction related activities would adhere to Title 8 of the California Code of Regulations (CCR), and all relevant Occupational Safety and Health Administration (OSHA), Uniform Building Code (UBC) and City requirements and regulations as they relate to sediment control and erosion prevention. Furthermore, as stated within the Standard Construction Specifications, the Contractor is responsible for controlling erosion and sedimentation within the limits of the project at all times during the course of construction including evenings, weekends, holidays and normal working days. The Contractor would implement measures to prevent sediment and construction debris from entering the City of Sacramento storm drain system. The Contractor is to provide protection around any drain inlets and any cross streets that receive runoff from the limits of the construction zone. Therefore, a less-than-significant impact to erosion, changes in topography or unstable soil conditions is anticipated.

Question C

The SGPU DEIR indicates that no significant subsidence of land had occurred within the City of Sacramento (T-13). However, de-watering activities could result in a short-term change in the quantity of groundwater, and/or direction or rate of flow, and groundwater quality, potentially causing subsidence of land. Groundwater pumping or de-watering is not expected to occur during construction of the project because the depth to groundwater is approximately 40 to 50 feet below ground surface. The deepest that construction is expected to reach is approximately 17 feet below ground surface.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Question D

There are no unique geologic features or formations within the project area. Therefore, a less-than-significant impact is expected.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would not have a significant impact on seismicity, soils, and geology.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
4. WATER			
<i>Would the proposal result in or expose people to potential impacts involving:</i>			
A) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?			✓
B) Exposure of people or property to water related hazards such as flooding?			✓
C) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)?			✓
D) Changes in currents, or the course or direction of water movements?			✓
E) Change in the quantity of ground waters, either through direct additions or withdrawal, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?			✓
F) Altered direction or rate of flow of groundwater?			✓
G) Impacts to groundwater quality?			✓

Environmental Setting

Drainage/Surface Water. The project site does not have any surface waters. The American River, located approximately one mile northwest of the project site, is the closest surface water.

Any drainage from the project site flows to the sides of the streets and then flows to Broadway and Redding Avenue. The drainage eventually heads to Sump 31 and then gets pumped to the American River.

Water Quality. The City's municipal water is received from the American River and Sacramento River.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

The water quality of the American River is considered very good. The Sacramento River water is considered to be of good quality, although higher sediment loads and extensive irrigated agriculture upstream of Sacramento tends to degrade the water quality. During the spring and fall, irrigation tailwaters are discharged into drainage canals that flow to the river. In the winter, runoff flows over these same areas. In both instances, flows are highly turbid and introduce large amounts of herbicides and pesticides into the drainage canals, particularly rice field herbicides in May and June. The aesthetic quality of the river is changed from relatively clear to turbid from irrigation discharges.

The Central Valley Regional Water Quality Control Board (RWQCB) has primary responsibility for protecting the quality of surface and groundwaters within the City. The RWQCB's efforts are generally focused on preventing either the introduction of new pollutants or an increase in the discharge of existing pollutants into bodies of water that fall under its jurisdiction. The proximity of the Sacramento and American rivers to the project site and the existence of both a shallow water table and deep aquifer beneath the area keep the RWQCB interested in activities in the area.

The RWQCB is concerned with all potential sources of contamination that may reach both these subsurface water supplies and the rivers through direct surface runoff or infiltration. Storm water runoff is collected in City drainage facilities and is sent directly to the Sacramento River. RWQCB implements water quality standards and objectives that are in keeping with the State of California Standards.

The City of Sacramento has received a municipal National Pollutant Discharge Elimination System (NPDES) permit from the Central Valley Regional Water Quality Control Board. Under this permit, the Permittees are required to develop, administer, implement, and enforce a Comprehensive Stormwater Management Program (CSWMP) in order to reduce pollutants in urban runoff to the maximum extent practicable (MEP). The CSWMP emphasizes all aspects of pollution control, including but not limited to, public awareness and participation, source control, regulatory restrictions, water quality monitoring, and treatment control.

Controlling urban runoff pollution from new development during and after construction is critical to the success of the Sacramento's Comprehensive Stormwater Management Program. The New Development Management Program (NDMP) is an element of the Comprehensive Stormwater Management Program being implemented by the City to specifically control post construction urban runoff pollutants from new development or redeveloped areas. The goal of the NDMP is to minimize runoff pollution typically caused by land development and protect the beneficial uses of receiving waters by employing a sensible combination of pollutant source control and site specific treatment control measures.

An Erosion and Sediment Control Plan (ESC) Plan and Post Construction Erosion and Sediment Control Plan (PC) Plan will be prepared as components of this project. The contents of the ESC and PC plans are discussed in the Seismicity, Soils and Geology resources section.

Flooding. Federal Emergency Management Agency (FEMA) has revised the effective Flood Insurance Rate Map and Flood Insurance Study for the City of Sacramento including the proposed project area effective May, 2000. The project site is situated in Flood Zone X. Flood Zone X is an area outside of the 500-year floodplain.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Standards of Significance

Surface/Ground Water. For purposes of this environmental document, an impact is considered significant if the proposed project would substantially degrade water quality and violate any water quality objectives set by the State Water Resources Control Board, due to increased sediments and other contaminants generated by consumption and/or operation activities.

Flooding. Substantially increase exposure of people and/or property to the risk of injury and damage in the event of a 100-year flood.

Answers to Checklist Questions

Questions A -C

The project will have a beneficial effect to the drainage patterns in the project area by minimizing localized flooding. Water in the proposed detention basin would be released as capacity allows. The project is not expected to result in discharge to surface waters, or result in alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity. The project will help reduce potential discharges into surface waters by reducing the chances of flooding during storm events.

The proposed park improvements include small amounts of impervious areas. Because the amount of impervious areas is small, the proposed park improvements are expected to contribute very little surface runoff. Changes to absorption rates, drainage patterns, and the rate and amount of surface runoff would be less-than-significant because they would be minor.

The Proposed Project will comply with the requirements of the City's NPDES Permit issued by the RWQCB. In addition, all requirements of the NPDES General Permit for discharge of stormwater associated with construction activity will be complied with, including the submission of a Notice of Intent to comply with the permit and a SWPP to the State Water Resources Control Board. Therefore, the Proposed Project will not result in a discharge into surface water or alteration of surface water quality.

Question D

The proposed project would implement improvements to increase the capacity of the existing stormwater conveyance system and to minimize untreated overflows into the Sacramento River. The amount of water entering the Sacramento River would not be significantly altered, if at all, as a result of the implementation of the proposed project. There will be no impacts to the changes in currents, or the course or direction of water movements.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Question E -G

The proposed project does not include any improvements that would result in a need for drinking water. In addition, the City of Sacramento does not rely on groundwater as a drinking water source.

Groundwater is not expected to be encountered during project construction because the general depth of groundwater is from 40 to 50 feet below ground surface. The deepest construction is expected to go is approximately 17 feet.

Findings

This project would result in less-than-significant impacts to water resources.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
5. AIR QUALITY			
<i>Would the proposal:</i>			
A) Violate any air quality standard or contribute to an existing or projected air quality violation?		✓	
B) Exposure of sensitive receptors to pollutants?		✓	
C) Alter air movement, moisture, or temperature, or cause any change in climate?			✓
D) Create objectionable odors?			✓

Environmental Setting

The project area lies within the Sacramento Valley Air Basin (SVAB). The climate of the SVAB is Mediterranean in character, with mild, rainy winter weather from November through March, and warm to hot, dry weather from May through September. The SVAB is subject to eight unique wind patterns. The predominant annual and summer wind pattern is the full sea breeze, commonly referred to as Delta breezes. Wind direction in the SVAB is influenced by the predominant wind flow pattern associated with the season.

The SVAB is subject to federal, state, and local regulations. Both the federal Environmental Protection Agency and the California Air Resources Board classifies the SVAB as non-attainment for ozone and PM₁₀ (particulate matter less than 10 microns in diameter). Carbon monoxide (CO) is designated as unclassified/attainment (California Air Resources Board, 1998). The project site is in Sacramento County, under the jurisdiction of the Sacramento Metropolitan Air Quality Management District (SMAQMD). The SMAQMD is responsible for implementing emissions standards and other requirements of federal and state laws.

Standards of Significance

Ozone and Particulate Matter. An increase of nitrogen oxides (NOx) during the construction of the project (short-term effects) above 85 pounds per day would result in a significant impact. An increase of reactive organic gases (ROG) and/or NOx during the operation of the project (long-term effects) above 65

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

pounds per day would result in a significant impact. An increase of PM₁₀ above 275 pounds per day during the construction or operation of the project would result in a significant impact and require mitigation.

Carbon Monoxide. Carbon monoxide concentrations are considered significant if they exceed the 1-hour state ambient air quality standard of 20.0 parts per million (ppm) or the 8-hour state ambient standard of 9.0 ppm (state ambient air quality standards are more stringent than their federal counterparts) and are made worse by the proposed project.

Carbon monoxide concentrations are considered significant if they exceed the 1-hour state ambient air quality standard of 20.0 parts per million (ppm) or the 8-hour state ambient standard of 9.0 ppm (state ambient air quality standards are more stringent than their federal counterparts).

Answers to Checklist Questions

Questions A, B & D

Construction-Related Impacts

Emissions from construction vehicles may cause short-term objectionable odors. As emissions from construction vehicles is only short-term, less-than-significant impacts are anticipated.

Some air emissions will occur during construction. Air emissions occur in two construction phases. Phase I is the grading of the project site, while Phase II is the actual construction of the structures and improvements. Construction activities may cause the air quality to temporarily degrade during the first phase of construction due to emissions from heavy construction equipment and ground disturbing activities. Emissions in the grading phase of construction are primarily associated with exhaust of heavy equipment and the dust that is generated through grading activities. The dust particulates that are of primary concern are those that are 10 microns in diameter or less. These are very fine particulates that are unhealthy because they are small enough to inhale and damage lung tissue, leading to respiratory problems. Emissions from the Phase I grading activities are estimated below using SMAQMD construction air quality formulas from the *1994 Air Quality Thresholds of Significance Handbook*:

Phase I Air Emissions

ROG: 2.49 lbs/day

NO_x: 15.94 lbs/day

PM₁₀: 607.36 lbs/day

The emissions for the grading of the proposed project would exceed the standards of significance for PM₁₀. Therefore, the following mitigation measures shall be implemented to ensure less-than-significant impacts:

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Mitigation Measures

AQ-1: The contractor shall enclose, cover, or water twice daily all soil piles.

AQ-2: The contractor shall water exposed soil with adequate frequency to keep soil moist at all times.

AQ-3: The contractor shall water all haul roads twice daily.

AQ-4: The contractor shall cover load of all haul/dump trucks securely.

Implementation of the above mitigation measures would reduce PM₁₀ emissions to 111.61 lbs/day. In addition to the above mitigation measures, the proposed project is required to comply with SMAQMD's Rules. These SMAQMD Rules may include, but are not limited to, 403, 404, and 405. The Rules pertain to the controlling of particulate matter, fugitive dust, fumes, etc.

Construction activities during the second phase of construction may also cause air quality to temporarily degrade. Emissions in the second phase of construction are primarily associated with the actual construction of the project. Calculations of emissions from this phase also include construction employee trips to and from the site.

Emissions from the second phase of construction activities are estimated below, using SMAQMD construction air quality formulas from the *1994 Air Quality Thresholds of Significance Handbook*.

Phase II Air Emissions

ROG: 6.7 lbs/day

NO_x: 32.2 lbs/day

PM₁₀: 2.4 lbs/day

Emissions from the second phase of construction activities are not expected to exceed air quality thresholds. Therefore, mitigation for the second phase of construction activities is not required.

Operational Impacts

Operational emissions occur after construction is completed and structures are occupied (SMAQMD *Air Quality Thresholds of Significance Handbook*, 25). Operational emissions are considered long-term, continuing almost indefinitely (SMAQMD *Air Quality Thresholds of Significance Handbook*, 25).

The proposed project does not include any buildings that could be occupied. The proposed park is expected to be accessed by the surrounding neighbors by alternative modes of transportation such as biking or walking. Emissions from automobiles are not anticipated to exceed the significance of thresholds for air quality. Therefore, long-term air quality impacts are anticipated to be less-than-significant.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Question C

The project would not result in the alteration of air movement, moisture, temperature, or in any change in climate, either locally or regionally.

Findings

Incorporation of the above mitigation measures would reduce air quality impacts to a less-than-significant level.

**65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
6. TRANSPORTATION/CIRCULATION			
<i>Would the proposal result in:</i>			
A) Increased vehicle trips or traffic congestion?			✓
B) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓
C) Inadequate emergency access or access to nearby uses?			✓
D) Insufficient parking capacity on-site or off-site?			✓
E) Hazards or barriers for pedestrians or bicyclists?			✓
F) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓
G) Rail, waterborne or air traffic impacts?			✓

Environmental Setting

Roads. The major streets nearest the project site include Broadway and 65th Street. Major streets outside of the project area, but within the East Broadway Community, include Stockton Boulevard west of the project site; Power Inn Road, Florin-Perkins Road and Watt Avenue east of the project site; and Fruitridge Road and 14th Avenue south of the project site. U.S. 50 and State Route 99 are located north and west of the project area, respectively.

Broadway is an east-west two- to four-lane minor arterial that runs from its terminus at 65th Street in the east to Miller Park in the west. Near the project site, Broadway is a two-lane roadway with one lane traveling in each direction. Uses along Broadway in the project area include a mix of single/multi family residential uses, retail, and state/private office buildings.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

The 65th Street Expressway is a north-south, four lane major arterial that runs from Folsom Boulevard in the north of the East Broadway Community Area south to Florin Road. It is an important regional facility that has an interchange with U.S. 50. The 65th Street Expressway is controlled by signalization and has predominately commercial frontage with some limited residential frontage in the vicinity of the project site. Congestion does occur during the peak hours near the U.S. 50 interchange and Florin Road. Existing LOS at 65th Street and Broadway, Folsom Boulevard, 14th Street and Fruitridge Road is C (City of Sacramento. Granite Regional Park Planned Unit Development DEIR, 1998).

Public Transportation. Sacramento Regional Transit is the major public transportation service provider within Sacramento County providing 20 miles of light rail service and fixed-route bus service on 67 routes. The service area includes a total of 418 miles. Light rail service and many of the bus routes are currently oriented to the downtown area.

Bikeways. There are no existing bikeways in the project area.

Parking. On-street parking is available around the streets in the project area.

Standard Construction Specifications

- The Contractor shall be required to establish traffic scheduling and control measures acceptable to the City Engineer prior to starting any work. The Contractor shall submit to the City Engineer for review and approval a plan showing the proposed traffic control measures and/or detours for vehicles and pedestrians affected by the construction work. The plan shall be submitted a minimum of five working days prior to the scheduled commencement of any work by the Contractor. The Contractor will not be allowed to begin work until an approved plan is on file with the City Engineer. All advance warning and traffic delineation shall conform to the latest edition of "Work Area and Traffic Control handbook", (WATCH).
- All work within public streets and/or roadway right-of-way (ROW) shall be done in an expeditious manner so as to cause as little inconvenience to the traveling public as possible. Traffic must be allowed to pass at all times. Between 7am to 8:30am and 3:30pm to 5:30pm, public traffic must have access on primary City streets to the number of lanes normally available for the section of roadway.
- The Contractor shall be solely and completely responsible for furnishing, installing, and maintaining all warning signs and devices necessary to safeguard the general public and the work, and to provide for the safe and proper routing of all vehicular and pedestrian traffic during the performance of the work. The requirement shall apply continuously and shall not be limited to normal working hours.

The contractor's traffic control plans shall provide for the following:

1. The Contractor shall provide access to all existing driveways at all times unless other arrangements are made with the property owner. Access for emergency vehicles shall be available on all streets within the construction area at all times.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

2. Access to buildings and existing parking areas shall be maintained. If arrangements have been made with property owners, the Contractor may close such access for a limited time. Contractor shall give property owners 48 hours notice in advance of the closure.
 3. Provide for pedestrian traffic at all times except where closures are approved in advance by the City Engineer.
 4. At least one travel lane shall be maintained at all times in all streets to allow for alternate one-way through traffic. All work within public streets and/or roadway right-of-way shall be done in an expeditious manner so as to cause as little inconvenience to the traveling public as possible. Skid-resistant steel plates or other approved methods shall be used to cover all open excavations in the roadway during non-working hours for the entire project.
 5. At night and at other times when work is not in progress, the entire roadway shall be open to the public for traffic.
- Contractor shall contact the following a minimum of five working days prior to street closure:
 1. Police and Fire Department Communications Center. Contractor shall notify Communications Center on each day of street closure.
 2. City Traffic Engineering.
 3. City Waste Removal District. The Contractor shall coordinate with property owners of any trash receptacle relocations necessary to maintain garbage collection.
 4. On-Street Parking.
 5. Regional Transit.
 - In locations where the Contractor's operations require removal of on-street parking:

Forty-eight hours prior to construction, the Contractor shall place signed barricades stating "NO PARKING – (specific times and dates) – Tow Away" or "NO PARKING – (specific times and dates) – This Block", at 50 to 60 foot intervals in the work area.
 - Contractor shall notify the Parking Division immediately after the "NO PARKING" signs are in place.
 - Failure to comply with this section will prevent the City from towing vehicles parked in the proposed work area.
 - Full compensation for furnishing all labor, materials, tools, equipment and incidentals and for payment of all fees and for doing all work involved in removal of on-street parking shall be considered as included in the prices paid for various contract items of work and no additional compensation will be allowed therefore.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Traffic Planning

The Contractor will work with potentially affected property/business owners to come up with an agreement designed to minimize impacts to local access and parking prior to project construction.

Standards of Significance

Off-site Roadways. An impact is considered significant for roadways or intersections when the project causes the facility to change from Level of Service (LOS) C or better to LOS D or worse. For facilities that are, or will be, worse than LOS C without the project, an impact is also considered significant if the project: 1) increases the average delay by 5 seconds or more at an intersection, or 2) increases the v/c ratio by .02 or more on a roadway.

Transit. An impact is considered significant if the project will cause transit boardings to increase beyond the crush load of a transit vehicle or if the project will cause a 10% or greater increase in travel time along any route.

Freeways & Ramps. An impact is considered significant when the project causes the facility to change from acceptable to unacceptable according to the LOS threshold defined in the Caltrans Route Concept Report for the facility.

Bicycles. An impact is considered significant if implementation of the project will disrupt or interfere with existing or planned (BMP) bicycle or pedestrian facilities.

Answers to Checklist Questions

Question A

Construction of the proposed project would generate short-term increases in vehicle trips by construction workers and construction vehicles. Construction-generated traffic spread over the construction period would be temporary, and therefore, would not result in any long-term degradation in operating conditions or level of service on area roadways. Project-generated traffic would be dispersed throughout the construction workday, thus minimizing the effect on traffic flow. The primary impacts from construction truck traffic would include a temporary and intermittent reduction of roadway capacities due to slower movements and larger turning radii of the trucks compared to passenger vehicles, as well as traffic-related effects such as noise and vibration.

Construction of the proposed project generally would require a work zone width that would temporarily displace one of two travel lanes on affected roadways (specifically, construction activities at 65th Street, which would be minimal) causing short-term traffic delays for vehicles traveling past the construction zone. The above-described Standard Specifications, with which contractor(s) would be required to comply, require at a minimum, alternate one-way traffic flow on project streets at all times during construction work hours. During peak hours, at least two lanes of traffic in each direction must

**65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

be kept open. Because of these requirements, the level of traffic congestion on the affected roadways would have a less than significant effect on traffic flow.

Operation of the proposed project is not expected to increase the number of vehicle trips significantly. Occasional trips by maintenance vehicles would be made to the project site, but these trips would not contribute significantly to the existing number of vehicle trips in the project area.

The proposed park is also not expected to increase the number of vehicle trips substantially. The proposed park would be designed to be used by the surrounding neighborhood. Most users of the proposed park are expected to walk or bike to the site.

Questions B and E

Public improvements required for the proposed project are or will be designed to appropriate, applicable standards. Therefore, creation of hazards is not expected and no mitigation is required.

The proposed project would not create any hazards for pedestrians or bicyclists as all the project improvements would be situated within the site and would not protrude onto any streets, pathways, or bicycle paths.

Question C

Construction of the proposed project would affect access to adjacent land uses and streets for both general and emergency traffic during construction work hours. The Standard Specifications, however, require that access to all existing driveways be maintained at all times unless other arrangements (with 48 hours advance notification) are made with the affected property owner(s). Vehicle access would be restored at the end of each workday through the use of skid-resistant steel trench plates or other approved methods. Access for emergency vehicles shall be available on all streets within the construction work zone at all times.

Once completed, emergency vehicles could access the project site by using the proposed access road along the western portion of the site.

Question D

Parking would not be included as a part of the proposed project. Development of the project site for use as a detention basin/neighborhood park is not expected to generate the need for parking. Detention basins are constructed for use as flood control, while a neighborhood park is designed to be used by the surrounding neighborhood. Since the majority of the park users are anticipated to access the park by alternative transportation methods, such as walking or biking, no parking would be needed. If parking were needed, on-street parking is available. Manassero Way to the southwest of the project site is proposed to be extended so that access to the park/detention basin would be easier. In addition, a street access is proposed to be constructed off of Redding Avenue, just southeast of the project site. These street extensions would provide additional on-street parking, if necessary.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Question F

There are no alternative modes of transportation proposed for the project area. Therefore, the proposed project will not conflict with adopted policies supporting alternative transportation.

Question G

The project would be at ground-level, so there would be no air traffic impacts. There is no rail traffic within the project site, so rail traffic would not be impacted. There is no surface water within the project site, so there would be no impacts to water traffic.

Mitigation Measures

No mitigation is required.

Findings

The project would not result in significant impacts to transportation or circulation.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
7. BIOLOGICAL RESOURCES			
<i>Would the proposal result in impacts to:</i>			
A) Endangered, threatened or rare species or their habitats (including, but not limited to plants, fish, insects, animals and birds)?		✓	
B) Locally designated species (e.g., heritage or City street trees)?			✓
C) Wetland habitat (e.g., marsh, riparian and vernal pool)?		✓	

Environmental Setting

The project site consists primarily of annual grassland and is presently used as a horse pasture. A biological assessment was completed in May 2003. The biological report indicated that vegetation at the project site is predominantly disturbed annual grassland. Herbaceous plant species observed included Italian rye grass (*Lolium multiflorum*), foxtail barley (*Hordeum murinum* ssp. *leporinum*), ripgut brome (*Bromus diandrus*), clover (*Trifolium* sp.), bur clover (*Medicago polymorpha*), wild oats (*Avena fatua*), lupine (*Lupinus* sp.), purple vetch (*Vicia benghalensis*), plantain (*Plantago* sp.), and filaree (*Erodium botrys*).

The biological report also indicated that wildlife species observed at the site included the common crow (*Corvus brachyrhynchos*), mourning dove (*Zenaidura macroura*), Brewer's blackbird (*Euphagus cyanocephalus*), barn swallow (*Hirundo rustica*), European starling (*Sturnella neglecta*), black-tailed hare (*Lepus californicus*), and Pacific treefrog (*Hyla regilla*).

Standards of Significance

For purposes of this environmental document, an impact would be significant if any of the following conditions or potential thereof, would result with implementation of the proposed project:

- Creation of a potential health hazard, or use, production or disposal of materials that would pose a hazard to plant or animal populations in the area affected;

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

- Substantial degradation of the quality of the environment, reduction of the habitat, reduction of population below self-sustaining levels of threatened or endangered species of plant or animal;
- Affect other species of special concern to agencies or natural resource organizations (such as regulatory waters and wetlands); or
- Violate the Heritage Tree Ordinance (City Code 12:64.040).

For the purposes of this report, “special-status” has been defined to include those species, which are:

- Listed as endangered or threatened under the federal Endangered Species act (or formally proposed for, or candidates for, listing);
- Listed as endangered or threatened under the California Endangered Species Act (or proposed for listing);
- Designated as endangered or rare, pursuant to California Fish and Game Code (Section 1901);
- Designated as fully protected, pursuant to California Fish and Game Code (Section 3511, 4700, or 5050);
- Designated as species of concern by U.S. Fish and Wildlife Service (USFWS), or as species of special concern to California Department of Fish and Game (CDFG);
- Plants or animals that meet the definitions of rare or endangered under the California Environmental Quality Act (CEQA);

Answers to Checklist Questions

Question A

The biological report indicated that a query of the California Department of Fish and Game’s (CDFG) Natural Diversity Database (CNDDDB) was conducted to obtain a list of special-status species that are likely to occur in the vicinity. Special-status species potentially in the area include the vernal pool fairy shrimp (*Branchinecta lynchi*), California linderiella (*Linderiella occidentalis*), vernal pool tadpole shrimp (*Lepidurus packardii*), Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), burrowing owl (*Athene cunicularia*), and white-tailed kite (*Elanus leucurus*).

The biological report indicated that the Valley Elderberry Longhorn Beetle does not occur within the project site due to a lack of elderberry shrubs. There are no potential raptor nesting trees on the project site, so there would be no potential for nesting raptors.

Although no nesting sites are available for special-status raptors, the biological assessment indicated that foraging habitat is available for Swainson’s hawk and white-tailed kite. However, since the project site is being used as grazing land for horses, it is unlikely that raptors use the project site for

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

foraging. Therefore, no mitigation would be required.

The biological report indicated that no ground squirrels, ground squirrel burrows or other burrows/cavities that could be used by burrowing owls were observed at the project site. No mitigation for burrowing owls would be required.

The biological assessment indicated that there are approximately 0.9 acres of vernal pools on the project site. The report indicated that the vernal pools could provide suitable habitat for federally listed vernal pool crustaceans such as vernal pool fairy shrimp and vernal pool tadpole shrimp.

Protocol-based surveys could be performed to determine the presence or absence of vernal pool crustaceans. However, vernal pool crustaceans are assumed to be present in the vernal pools. The following mitigation measures shall be followed to ensure less-than-significant impacts:

Mitigation measure for vernal pool crustaceans

BR-1: A Section 10 or Section 7 Consultation with U.S. Fish and Wildlife Service shall be conducted prior to any construction activities, including grading.

BR-2: Vernal pool crustaceans shall be mitigated for by meeting the following:

- a. Preservation component: For every acre of habitat directly or indirectly affected, at least two vernal pool credits will be dedicated within a Service-approved ecosystem preservation bank, or, based on Service evaluation of site-specific conservation values, three acres of vernal pool habitat may be preserved on the project site or on another non-bank site as approved by the Service.
- b. Creation component: For every acre of habitat directly affected, at least one vernal pool creation credit will be dedicated within a Service-approved habitat mitigation bank, or, based on Service evaluation of site-specific conservation values, two acres of vernal pool habitat will be created and monitored on the project site or on another non-bank site as approved by the Service.

	Bank	Non-Bank
Preservation	2:1	3:1
Creation	1:1	2:1

- c. Mitigation ratios for non-bank mitigation may be adjusted to approach those for banks if the Service considers the conservation value of the non-bank mitigation area to approach that of Service-approved mitigation banks.

BR-3: Adequate fencing shall be placed and maintained by a biologist around any avoided (preserved) vernal pool habitat to prevent impacts from vehicles. The USFWS shall determine the distance of the fencing around the site.

BR-4: All on-site construction personnel shall receive instruction regarding the presence of listed species and the importance of avoiding impacts to these species and their habitat.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Implementation of the above mitigation measures shall ensure that impacts on special-status species are less-than-significant.

Question B

The City protects “Heritage Trees” by ordinance (City Code 12.64). Heritage Trees are defined by Sacramento’s Heritage Tree Ordinance as:

- a. Any trees of any species with a trunk circumference of one hundred (100) inches or more, which is of good quality in terms of health, vigor of growth and conformity to generally accepted horticultural standards of shape and location for its species.
- b. Any native *Quercus* species, *Aesculus California* or *Platanus Racemosa*, having a circumference of thirty-six (36) inches or greater when a single trunk, or a cumulative circumference of thirty-six (36) inches or greater when a multi-trunk.
- c. Any tree thirty-six (36) inches in circumference or greater in a riparian zone. The riparian zone is measured from the center line of the water course to thirty (30) feet beyond the high water line.
- d. Any tree, grove of trees or woodland trees, designated by resolution of the city council to be of special historical or environmental value or of significant community benefit.

There are no trees on the project site. Therefore, impacts to locally designated species would be less-than-significant.

Question C

A formal wetland delineation report was completed in June 2003 and will be submitted to the U.S. Army Corps of Engineers for verification. The project site contains approximately 0.904 acres of wetlands (see Attachment E). These wetlands are likely to be vernal pools. Plant species typically associated with vernal pools, including coyote thistle (*Eryngium vaseyi*), popcorn flower (*Plagi obothrys* sp.), and meadowfoam (*Limnanthes* sp.), were observed in the wetlands. Since the vernal pools would be filled by the proposed project, the following mitigation measures shall be implemented to ensure less-than-significant impacts:

Mitigation measures for vernal pools

BR-5: Verification of the vernal pools shall be coordinated with the U.S. Army Corps of Engineers.

BR-6: If the vernal pools are considered jurisdictional Waters of the U.S., the City shall apply and obtain the proper permits for filling of the wetlands. Any mitigation measures developed by the U.S. Army Corps of Engineers for filling of the vernal pools shall be followed.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

BR-7: If the vernal pools are not considered jurisdictional Waters of the U.S., the City shall coordinate with U.S. Fish and Wildlife Service to conduct the Section 10 process under the Endangered Species Act.

Findings

Incorporation of the above mitigation measures would result in less-than-significant impacts to biological resources.

**65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
8. ENERGY			
<i>Would the proposal result in impacts to:</i>			✓
A) Power or natural gas?			✓
B) Use non-renewable resources in a wasteful and inefficient manner?			✓
C) Substantial increase in demand of existing sources of energy or require the development of new sources of energy?			✓

Environmental Setting

Pacific Gas and Electric (PG&E) is the natural gas utility for the City of Sacramento. Not all areas are currently provided with gas service. PG&E gas transmission pipelines are concentrated north of the City of Sacramento; however a transmission pipeline runs parallel to the Union Pacific Railroad to Florin Road on the eastern portion of the East Broadway Plan area. Distribution pipelines are located throughout the City, usually underground along City and County public utility easements (PUEs).

The Sacramento Municipal Utility District (SMUD) supplies electricity to the City of Sacramento. SMUD operates a variety of hydroelectric, photovoltaic, geothermal and co-generation powerplants. SMUD also purchases power from PG&E and the Western Area Power Administration. Major electrical transmission lines are located in the northeastern portion of the City of Sacramento.

Standards of Significance

Gas Service. A significant environmental impact would result if a project would require PG&E to secure a new gas source beyond their current supplies.

Electrical Services. A significant environmental impact would occur if a project resulted in the need for a new electrical source (e.g., hydroelectric and geothermal plants).

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Answers to Checklist Questions

Questions A - C

The proposed project does not include any improvements that would require the use of energy. However, during construction, energy consumption would occur. Construction related energy consumption would be temporary and would not increase demand for energy where new sources of energy would be necessary. A less-than-significant impact is anticipated.

Mitigation Measures

No mitigation measures are required.

Findings

The project would not result in impacts to energy resources.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
9. HAZARDS			
<i>Would the proposal involve:</i>			
A) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?		✓	
B) Possible interference with an emergency evacuation plan?			✓
C) The creation of any health hazard or potential health hazard?		✓	
D) Exposure of people to existing sources of potential health hazards?		✓	
E) Increased fire hazard in areas with flammable brush, grass, or trees?			✓

Environmental Setting

A Phase I Environmental Site Assessment was completed for the site in April 2000. Since then, a Phase I Environmental Site Assessment Update and an Addendum to the Phase I Environmental Site Assessment Update have been completed. The Phase I Environmental Site Assessment Update was completed in April 2003 while the Addendum to the Phase I Environmental Site Assessment was completed in June 2003.

The purpose of a Phase I Environmental Site Assessment is to collect information on the subject site and surrounding area to identify the potential presence of hazardous substances that could have or could impact the site.

Baseline Environmental Consulting prepared the Phase I Environmental Site Assessment reports and Addendum. The reports and Addendum describe the project site as vacant and in use as a horse pasture. Concrete debris was found partially buried in the southwest portion of the site. A concrete foundation measuring approximately 12 by 12 feet and extending six inches above grade was observed in the northeast corner of the property, and a 10 by 10 by 8 foot un-walled shelter was observed on the western edge of the project site.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Pipes were observed in the northwest corner of the pasture in the standing water and the northeast corner of the project site. The pipe located in the northeast corner was attached to a spigot and may be associated with a domestic water well. However, both pipes were not in use.

Waste material measuring approximately four feet by eight feet and up to six inches thick was observed along the eastern boundary of the project site. The waste material was white and appeared to have a chalky texture with grass growing through portions of the material.

In addition, an opening for an underground storage tank was identified on a concrete pad just south of the waste material. The bottom of the tank appeared to be approximately 3 feet below ground surface. A measuring tape was placed through the pipe and when pulled out, had a slight hydrocarbon odor and sludge appearance.

Standard Construction Specifications

In the event hazardous or contaminated materials are encountered at the site for which separate handling or removal provisions have been made, the Contractor shall stop work on that item, contact the Engineer and schedule his operations to work elsewhere on the site if possible. The City will be responsible for handling and removal of hazardous material or may request that the Contractor be made available, through contract change order, to provide additional services as needed for the completion of the work. Additional services may consist of retaining subcontractors who possess a California license for hazardous substance removal and remedial actions.

Hazardous or contaminated materials may only be removed and disposed from the project site in accordance with the following provisions:

- A. All work is to be completed in accordance with the following regulations and requirements:
 - 1. Chapter 6.5, Division 20, California Health and Safety Code.
 - 2. California Administration Code, Title 22, relating to Handling, Storage and Treatment of Hazardous Materials.
 - 3. City of Sacramento Building Code and the Uniform Building Code, 1994 edition.
- B. Coordination shall be made with the County of Sacramento Environmental Management Department, Hazardous Materials Division, and the necessary applications shall be filed.
- C. All hazardous materials shall be disposed of at an approved disposal site and shall only be hauled by a current California registered hazardous waste hauler using correct manifesting procedures and vehicles displaying a current Certificate of Compliance. The Contractor shall identify by name and address the site where toxic substances shall be disposed of. No payment for removal and disposal services shall be made without a valid certificate from the approved disposal site that the material was delivered.

None of the aforementioned provisions shall be construed to relieve the Contractor from the Contractor's responsibility for the health and safety of all persons (including employees) and from the protection of property during the performance of the work. This requirement shall be applied continuously and not be limited to normal working hours.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Standards of Significance

For the purposes of this document, an impact is considered significant if the proposed project would:

- expose people (e.g., residents, pedestrians, construction workers) to existing contaminated soil during construction activities;
- expose people (e.g., residents, pedestrians, construction workers) to asbestos-containing materials; or
- expose people (e.g., residents, pedestrians, construction workers) to existing contaminated groundwater during de-watering activities; or
- expose people (e.g., residents, pedestrians, construction workers) to increase fire hazards.

Answers to Checklist Questions

Questions A, C and D

The Phase I Environmental Site Assessment, Update, and Addendum indicated that the white, chalky waste material found along the eastern boundary of the site might be related to insulation products. Prior to the early 1980's, insulation products were made with asbestos fibers. A permit would not be required to remove this waste material, according to SMAQMD's Rule 902. However, removal of the waste material would trigger worker health and safety provisions. Since these health and safety provisions are required to be followed, no mitigation measures would be necessary. However, the following mitigation measure would ensure that impacts of the waste material would be less-than-significant:

Mitigation Measure for the Waste Material

H-1: When removed, the waste material shall be disposed of at a permitted facility that accepts asbestos-containing materials.

The underground storage tank found on the eastern boundary of the site could pose a problem if not removed properly. The following mitigation measures shall be implemented to ensure less-than-significant impacts:

Mitigation Measures for the Underground Storage Tank

H-2: The City of Sacramento, Department of Utilities shall contact the County of Sacramento Environmental Management Department for an underground storage tank removal permit and for oversight of tank removal.

H-3: Soil and/or groundwater samples shall be taken during the removal of the underground storage tank to determine the extent of contamination, if any.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

1. If contamination is found, removal of the contamination, remediation or any other requirements as directed by the County of Sacramento Environmental Management Department shall be completed to the County's satisfaction.
2. The Department of Utilities shall request a Closure Letter from the County of Sacramento Environmental Management Department after completion of all steps to the satisfaction of the County of Sacramento.

The pipe attached to the spigot may be associated with a domestic water well. The Phase I Environmental Site Assessment Update report indicated that the property owner stated that a domestic water well had been abandoned on the site, but was not aware of the location of the domestic water well. The domestic water well could not be found during the site reconnaissance by Baseline Environmental Consulting. Water wells must be abandoned properly as they could become conduits for contamination. The following mitigation measure shall be implemented to ensure impacts associated with domestic water wells are less-than-significant:

Mitigation Measure for the Domestic Water Well

H-4: If a domestic water well is encountered during construction activities or during site surveys, the County of Sacramento Environmental Management Department shall be contacted to obtain the proper permit for removal of the water well.

The Phase I Environmental Site Assessment Update report indicated that an abandoned gas and service station just north of the project site was observed, and that no agency records could be found concerning this site. It is unknown whether a release from the underground storage tanks on this site has occurred and whether the groundwater under the portion of the project site paralleling Fong & Fong Printers (along the west) has been impacted. Therefore, the following mitigation measures shall be followed:

Mitigation Measure for Groundwater

H-5: A Phase II groundwater investigation shall be conducted to determine whether groundwater has been impacted. A Phase II groundwater investigation shall only be conducted if groundwater on the site is to be used or is encountered during construction.

H-6: If the groundwater is found contaminated, the County of Sacramento Environmental Management Department shall be contacted and remediation shall be completed to the satisfaction of the County.

H-7: If the groundwater beneath the project site is found to be contaminated and has been remediated, the City of Sacramento, Department of Utilities shall request a "closure letter" from the County of Sacramento Environmental Management Department.

When completed, the proposed project would not result in the creation of any health hazard or potential health hazard. No hazardous substances or objects would be stored or produced on-site. This is because the project will be used as detention basin/park.

Stormwater within the detention basin will flow out within 15 hours after a big storm and less than 15 hours for a smaller storm. During the rainy season, mosquitoes or vectors are not anticipated to pose a problem as they grow only during the warmer season. During the dry season, although the detention basin

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

is not anticipated to receive any stormwater, it is possible that some runoff would be received. The runoff received would flow out of the detention basin. However, to ensure that mosquito and vector impacts are reduced to a less-than-significant level, the following mitigation measures shall be incorporated:

Mitigation Measures

H-8: Coordination with the Sacramento-Yolo Mosquito and Vector Control District shall be done to ensure mosquitoes and vectors do not become a problem at the site.

H-9: Periodic vegetation management at the site shall be conducted as determined by the Sacramento-Yolo Mosquito and Vector Control District.

Implementation of the above mitigation measures would ensure that impacts concerning hazards would be less-than-significant.

Question B

The proposed project would not interfere with any emergency evacuation plans, as there would be no buildings or improvements where users would be in for long periods of time. An access road would be constructed as a part of the project. Emergency vehicles to access the site, if necessary could use this access road. Therefore, this project will not interfere with any emergency evacuation plans.

Question E

The proposed project is not anticipated to increase fire hazard in areas with flammable brush, grass, or trees. This impact is expected to be less-than-significant.

Findings

The proposed project would result in less-than-significant impacts regarding hazards with the implementation of the above mitigation measures.

**65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
10. NOISE <i>Would the proposal result in:</i> A) Increases in existing noise levels? Short-term Long Term		✓	✓
B) Exposure of people to severe noise levels? Short-term Long Term		✓	✓

Environmental Setting

Noise is defined as unwanted sound. The SGPU DEIR indicates that there are three major noise sources in the City of Sacramento (AA-1). These noise sources include surface traffic emanating from the major freeways and from primary arterials and major City streets, aircraft noise, and trains (SGPU DEIR, AA-1).

The proposed project is located in an area that is subject to various noise sources that are continuous throughout the year. The project site is located in a highly urbanized area with many different noise sources. Sources of area noise include U.S. Highway 50, approximately 0.2 miles to the north, which generates traffic noise 24 hours per day. Other noise sources include, but are not limited to, traffic noise from nearby 65th Street and noise generated by the lumber mill located northeast of the project site.

The project site is surrounded by Fong & Fong Printers to the west, a vacant property to the north (approved to be developed for multi-family housing), residences to the east, and a church and residences to the south.

Standards of Significance

Noise generated by the proposed project is expected to be construction and operation related. As specified in Section 66.201 of the City of Sacramento Noise Ordinance, construction-generated sound is exempt from limits if construction activities take place between the hours of 7:00 a.m. and 6:00 p.m. Monday-Saturday and between 9:00 a.m. and 6:00 p.m. on Sundays.

Thresholds of significance are those established by the Title 24 standards and by the City's General

**65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Plan Noise Element and the City Noise Ordinance. Noise and vibration impacts resulting from the implementation of the proposed project would be considered significant if they cause any of the following results:

- Exterior noise levels at the proposed project which are above the upper value of the normally acceptable category for various land uses (SGPU DEIR AA-27) caused by noise level increases due to the project;
- Residential interior noise levels of 45 L_{dn} or greater caused by noise level increases due to the project;
- Construction noise levels not in compliance with the City of Sacramento Noise Ordinance;
- Occupied existing and project residential and commercial areas are exposed to vibration peak particle velocities greater than 0.5 inches per second due to project construction;
- Project residential and commercial areas are exposed to vibration peak particle velocities greater than 0.5 inches per second due to highway traffic and rail operations; and
- Historic buildings and archaeological sites are exposed to vibration peak particle velocities greater than 0.25 inches per second due to project construction, highway traffic, and rail operations.

Answers to Checklist Questions

Questions A and B

Long-term Noise Impacts

The detention basin portion of the proposed project is not expected to impact the surrounding area in relation to noise. The detention basin would not contain any improvements that would generate noise. Water within the detention basin would flow out through a pipe by gravity. No pumps would be used.

Noise from the operation of the proposed park would be occasional. Active and passive uses are planned for the proposed park portion of the project. The southeastern portion of the project site is proposed to be improved for grass volleyball, children's playground, and picnic area with shelter. The area of the project site where the detention basin would be situated would include one junior or two bantam soccer fields. No specific plans concerning the park improvements are available at this time. However, the preconceptual design of the park improvements show that the proposed soccer fields would be situated in the middle of the proposed detention basin. According to noise data collected by Jones and Stokes at various ball games, the average noise levels generated during games are approximately 63 dB L_{dn} at a distance of 50 feet from the focal point. The closest residential rear yard is about 111 feet from the proposed soccer fields. Using the "method for determining L_{dn} at a specific location", this distance would reduce the noise level generated from the soccer fields by approximately 5 dB L_{dn}. The sloped walls of the proposed detention basin are expected to shield noise from the soccer fields as well. Elevational differences can also affect noise levels. The proposed soccer field would be at or below grade with slope walls above grade. According to the SGPU DEIR, noise reductions of 5-11 dB can be expected from sound walls (AA-3). Although the detention basin's sloped walls are not sound walls, a noise reduction of approximately 5 dB L_{dn} is anticipated from the sloped walls. Due to the distance and the sloped walls, the noise level at the nearest residential back

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

yard is anticipated to be about 53 dB Ldn. The noise level of 53 dB Ldn is below the maximum 60 dB Ldn allowable for residential backyards.

The southeastern portion of the project site is directly adjacent to existing residences. Based on noise data collected at playgrounds from other California cities, the noise generated from this portion of the project site is anticipated to be approximately 57 dB Ldn at 50 feet. This noise level is below the maximum allowable for residential backyards, which is 60 dB Ldn. Since detailed design of the park improvements have not been made yet, the following mitigation measures shall be implemented to ensure less-than-significant impacts on the adjacent residences:

Mitigation Measures

N-1: All of the park improvements in the southeastern portion of the project site shall be placed as close to the detention basin as possible and as far away from the existing residences to the east.

N-2: An eight-foot tall soundwall shall be installed along the northern and eastern borders of the southeastern portion of the project site (see Attachment E for more details).

Short-Term Noise Impacts

Construction associated with the proposed project may cause a short-term increase in noise levels due to the operation of construction equipment. The City of Sacramento Noise Ordinance exempts construction-related noise if the construction takes place between the hours of 7:00 a.m. and 6:00 p.m., on Monday through Saturday, and between 9:00 a.m. and 6:00 p.m. on Sunday.

Compliance with the City's Noise Ordinance would ensure less-than-significant short-term noise impacts.

Findings

The proposed project would result in less-than-significant impacts regarding noise with the implementation of the above mitigation measures.

**65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
11. <u>PUBLIC SERVICES</u> <i>Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:</i>			
A) Fire protection?			✓
B) Police protection?			✓
C) Schools?			✓
D) Maintenance of public facilities, including roads?			✓
E) Other governmental services?			✓

Environmental Setting

Public services are provided to the project area by the City of Sacramento. The school district that serves the project area is the Sacramento City Unified.

Standard Specifications for Public Works Construction

The City of Sacramento has adopted Standard Specifications for Public Works Construction, which in Section 6, "Legal Relations and Responsibilities to the Public", addresses possible interference with emergency services. Section 6 requires that the contractor be responsible for furnishing, installing, and maintaining all warning signs and devices necessary to safeguard the general public, and to provide for proper and safe routing of vehicular and pedestrian traffic during construction. Compliance with the Work Area and Traffic Control Handbook (WATCH), in the form of a traffic control plan is also required.

The Contractor shall provide access to all existing driveways at all times unless other arrangements are made with the property owner. Access for emergency vehicles shall be available on all streets within the construction area at all times.

Standards of Significance

For the purposes of this report, an impact would be considered significant if the project resulted in the need for new or altered services related to fire protection, police protection, school facilities, roadway

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

maintenance, or other governmental services.

Answers to Checklist Questions

Questions A-E

The only public services needed for the project site would be maintenance and emergency services such as police and/or fire. However, these public services would be occasional. Occasional maintenance and emergency services would not necessitate constructing new buildings to implement the services. No adverse impact in regards to public services is anticipated.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would result in less-than-significant impacts to public services.

**65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
12. UTILITIES			
<i>Would the proposal result in the need for new systems or supplies, or substantial alterations to the following utilities:</i>			
A) Communication systems?			✓
B) Local or regional water supplies?			✓
C) Local or regional water treatment or distribution facilities?			✓
D) Sewer or septic tanks?			✓
E) Storm water drainage?			✓
F) Solid waste disposal?			✓

Environmental Setting

Telephone. Pacific Bell provides telephone service to the project site and throughout the surrounding area. Telephone service to the project area is provided primarily with aboveground transmission lines.

Water. The sources of the City's surface water are from the Sacramento and American Rivers. The City of Sacramento is served by two active water diversion and filtration/treatment plants. The two active plants, the Sacramento River Water Treatment Plant and the E.A. Fairbairn Water Treatment Plant on the American River, pump water for domestic use from the American and Sacramento Rivers. The water treatment plants jointly serve the interconnected distribution system; therefore, one plant is not dedicated to serving a particular area of the City.

Stormwater and Sewage Drainage. The Sacramento Regional County Sanitation District (SRCSD) provides sewage treatment for the cities of Folsom and Sacramento and County Sanitation District (CSD)-1 which serve the unincorporated urban portions of the County and portions of Sacramento.

The SRCSD is responsible for the operation of all regional interceptors and wastewater treatment plants, while local collection districts operate the systems that transport less than 10 million gallons of waste flow daily.

There are two sewer lines located in Broadway, and two sewer lines located in Redding Avenue. Within Broadway there is a 6-inch sanitary sewer main and a 60-inch storm sewer main. The 60-inch

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

storm sewer main will connect to the proposed detention basin via the new pipe proposed as part of the project. Within Redding Avenue there is an 8-inch sanitary sewer main and a 12-inch storm sewer main.

Solid Waste. The City of Sacramento Department of Public Works, Solid Waste Division currently collects most of the solid waste from residences within the City and disposes of it at the Kiefer Landfill.

Most commercial and office establishments, however, hire private haulers to dispose of their dry solid waste. The City has approved two material transfer stations within the Florin-Perkins Industrial area. The BLT Transfer Station in the Florin-Perkins Industrial area is under contract to receive the City's wastestream, sort it and deliver it to the appropriate landfill or recycling facility.

State Assembly Bill 939 (AB 939) requires all cities to develop a source reduction and recycling program to achieve a 50 percent reduction by the year 2000. According to the 1996 Annual Report to the California Integrated Waste Management Board, the City of Sacramento is currently achieving a 45 percent solid waste reduction rate.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in a detriment to microwave, radar, or radio transmissions;
- Create an increase in water demand of more than 10 million gallons per day;
- Substantially degrade water quality;
- Generate more than 500 tons of solid waste per year; or
- Generate storm water that would exceed the capacity of the storm water system.

Answers to Checklist Questions

Questions A -C, F

The proposed project is not anticipated to induce construction of new utility systems or alter existing utility systems in regards to communication, water supply and treatment, and solid waste disposal.

Question E

Construction of the proposed project would result in a new storm drainage system to alleviate capacity constraints of the existing system and to provide additional storm drainage protection in the general

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

project area. Implementation of the proposed project is anticipated to alleviate periodic stormwater inundation of existing combined sewer systems in the area. The proposed project is anticipated to increase existing sewer and storm drain capacity in the area during storm events. However, the proposed project would not alter the existing storm drainage system or result in the need for a new one.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would result in less-than-significant impacts to utility systems.

**65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
13. <u>AESTHETICS, LIGHT AND GLARE</u>			
<i>Would the proposal:</i>			
A) Affect a scenic vista or adopted view corridor?			✓
B) Have a demonstrable negative aesthetic effect?			✓
C) Create light or glare?			✓
D) Create shadows on adjacent property?			✓

Environmental Setting

The project site is located in a mostly residential area with a church situated to the south and a printing shop situated to the east.

Standards of Significance

Visual impacts would include obstruction of a significant view or viewshed or the introduction of a façade which lacks visual interest and compatibility which would be visible from a public gathering or viewing area.

Shadows. New shadows from developments are generally considered to be significant if they would shade a recognized public gathering place (e.g., park) or place residences/child care centers in complete shade.

Glare. Glare is considered to be significant if it would be cast in such a way as to cause public hazard or annoyance for a sustained period of time.

Light. Light is considered significant if it would be cast onto oncoming traffic or residential uses.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Answers to Checklist Questions

Questions A - D

The proposed project is not within an identified scenic corridor or viewshed and will not have a demonstrable negative aesthetic effect as it involves construction of street improvements. None of the project's improvements would be tall enough to place any adjacent structures in shadow. No lights are proposed at this time. However, if lights are proposed, the following mitigation measure shall be implemented to ensure less-than-significant impacts on the adjacent residences:

Mitigation Measure for Lighting

ALGR-1: Any proposed sports field lighting shall be designed to face the play fields and away from the residences.

Findings

The project is determined to have a less-than-significant impact relating to aesthetics, light, or glare.

**65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
14. <u>CULTURAL RESOURCES</u>			
<i>Would the proposal:</i>		✓	
A) Disturb paleontological resources?		✓	
B) Disturb archaeological resources?		✓	
C) Affect historical resources?		✓	
D) Have the potential to cause a physical change which would affect unique ethnic cultural values?			✓
E) Restrict existing religious or sacred uses within the potential impact area?			✓

Environmental Setting

The proposed project is not in a Primary Impact Area as defined by the Sacramento General Plan Update (SGPU) (DEIR, V-5). The SGPU defines a Primary Impact Area as an area that is most sensitive to urban development due to the potential presence of cultural resources. The project site, however, is adjacent to a Primary Impact Area. The Primary Impact Area is located just north of the project site.

The project site contains two shed structures on the northeastern corner, while the remainder of the project site is vacant. An existing church is situated south of the project site.

Standards of Significance

Cultural resource impacts may be considered significant if the proposed project would result in one or more of the following:

1. Cause a substantial change in the significance of a historical or archaeological resource as defined in CEQA Guidelines Section 15064.5 or
2. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

**65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Answers to Checklist Questions**Questions A - D**

A historical evaluation was completed for the two outbuildings located on the northeastern corner of the project site. The historical evaluation report indicated that the two sheds appeared to have been built in the 1920s or 1930s.

Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, or cultural annals of California may be considered an historical resource. The resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources, including the following:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history

The historical resources report indicated that the sheds do not satisfy any of the above criteria. The report indicated that they are typical home built sheds and that the only unusual factor in their design is the off-center roof ridge. The best preserved shed lacks integrity of design in that a major visual feature of the shed, the large sliding doors, is a later addition. The other shed lacks all forms of integrity in that it is disintegrating and near collapse. There is no known association with historically significant events or individuals for the property, and the sheds are not architecturally distinctive.

The project site is not in a Primary Impact Area, but it is adjacent to one, so there is a possibility that there are unknown historic or prehistoric resources in the area. Previously unknown historic or prehistoric resources could be uncovered during construction activities. The following mitigation measures shall be followed to ensure less-than-significant impacts on cultural resources:

Mitigation Measures

CR-1: If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

CR-2: If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.

Question E

There is an existing church south and adjacent to the project site. The existing church would not be affected because the improvements would be constructed within the project site. Access to the church would not be affected during construction because the church does not front the project site. In addition, construction activities would mostly take place during the weekdays, when the church is likely not in use. Therefore, impacts to religious or sacred uses within the project area are anticipated to be less-than-significant.

Findings

The mitigation measures above are adequate to ensure that project effects relating to cultural resources are reduced to less-than-significant levels.

**65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
<p>15. RECREATION <i>Would the proposal:</i></p> <p>A) Increase the demand for neighborhood or regional parks or other recreational facilities?</p> <p>B) Affect existing recreational opportunities?</p>			<p align="center">✓</p> <p align="center">✓</p>

Environmental Setting

There are no regional park or recreational facilities within the project area.

Standards of Significance

Recreation impacts would be considered significant if the project created a new demand for additional recreational facilities or affected existing recreational opportunities.

Answers to Checklist Questions

Questions A and B

The proposed project would not increase demand for parks or other recreational facilities because no increase in population would occur with the proposed project. Since no parks exist within the project site, existing recreational facilities would not be affected.

However, the proposed project would be a beneficial impact to recreation. The proposed project would provide park improvements to the project area. Therefore, recreational impacts are less-than-significant.

Mitigation Measures

No mitigation is required.

Findings

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

The proposed project would result in less-than-significant impacts to recreational resources.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

MANDATORY FINDINGS OF SIGNIFICANCE

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
16. 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 species, cause 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?			✓
C. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			✓
D. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? Disturb paleontological resources?		✓	

Mandatory Findings of Significance Discussion

- A. As discussed in the Biological Resources section, the project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community. Mitigation measures would be implemented to

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

ensure that the project would not impact biological resources or cultural or historical resources if uncovered within the project site.

- B. As discussed in the preceding section, the project does not have the potential to achieve short-term, to the disadvantage of long-term environmental goals.
- C. When impacts are considered along with, or in combination with other impacts, the project-related impacts are less-than-significant. The proposed project will not add substantially to any cumulative effects.
- D. The project does not have environmental effects that could cause substantial adverse effects on human beings, either directly or indirectly, nor is the project expected to result in a significant unavoidable impact to paleontological resources with the implementation of mitigation measures.

65TH STREET & BROADWAY DETENTION BASIN PROJECT
 INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

SECTION IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below potentially would be affected by this project.

<input type="checkbox"/> Land Use and Planning	<input checked="" type="checkbox"/> Hazards
<input type="checkbox"/> Population and Housing	<input checked="" type="checkbox"/> Noise
<input type="checkbox"/> Geological Problems	<input type="checkbox"/> Public Services
<input type="checkbox"/> Water	<input type="checkbox"/> Utilities and Service Systems
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Aesthetics, Light & Glare
<input type="checkbox"/> Transportation/Circulation	<input checked="" type="checkbox"/> Cultural Resources
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Recreation
<input type="checkbox"/> Energy and Mineral Resources	<input checked="" type="checkbox"/> Mandatory Findings of Significance
<input type="checkbox"/> None Identified	

65TH STREET & BROADWAY DETENTION BASIN PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

SECTION V. DETERMINATION

On the basis of the initial evaluation:

I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- X 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 project-specific mitigation measures described in Section III have been added to the project. A NEGATIVE DECLARATION will be prepared.

I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Signature

Date

Puysan "Susanne" Tam

Printed Name

RESOLUTION NO. 2007 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

AUTHORIZING ACQUISITION OF PROPERTY AT 3012, 3020 AND 3030 REDDING AVENUE FOR JUST COMPENSATION AND TO AMEND 2007 BUDGET

BACKGROUND

- A. The Infrastructure Improvements component of the 65th Street Five-Year Implementation Plan includes the detention basin and park development which support higher-density development.
- B. 3012, 3020 and 3030 Redding Avenue ("Properties") are located immediately to the east of the planned 65th Street and Broadway Detention Basin and Park Project. This 43,604 square foot site is occupied by two single family homes in the 65th Street Redevelopment Project Area.
- C. The addition of the Redding Avenue properties to the 65th Street and Broadway Detention Basin and Park Project will significantly improve the facility by increasing park safety, visibility, and access and the amount of usable recreational space.
- D. The Agency considers it desirable to provide \$1,500,000 in funding for the acquisition of the properties for the planned 65th Street and Broadway Detention Basin and Park Project using 2006 65th Street Tax Exempt Bond funds, which will provide funding the City has determined it does not currently have available for the project.
- E. The City of Sacramento, as the lead agency under the California Environmental Quality Act (CEQA), has prepared and, on December 13, 2005, adopted a Negative Declaration and Mitigation Monitoring Plan for the 65th Street and Broadway Detention Basin Project ("Mitigated Negative Declaration"). The Agency, as responsible agency, has reviewed and considered the City's environmental action. The National Environmental Policy Act does not apply.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

Section 1. All of the evidence presented having been duly considered, the findings, as stated above, are approved. The Mitigated Negative Declaration has been approved and adopted.

Section 2. In accordance with California Redevelopment Law Section 33445, the Agency further finds and determines that:

- (a) The Project will benefit the 65th Street Project Area by increasing the size of the 65th Street Detention Basin and Park which will result in more park land available for the future recreational uses in the East Broadway Planning Area which is currently park deficient. This will increase the recreational opportunities for existing and future residents.
- (b) No other reasonable means of financing the Project are available to the community.
- (c) The funding for the project is consistent with the goals of the 65th Street Five-Year Implementation Plan adopted by the Sacramento City Council, which includes infrastructure improvements to support higher-density development envisioned in the Transit Village Plan and as identified in the Infrastructure Needs Assessment.

Section 3. The Executive Director or designee is authorized to take all actions as may be reasonably necessary to purchase the following parcels ("Properties"), for not substantially more than just compensation, as established by appraisal of a duly qualified appraiser:

3012, 3020, and 3030 Redding Avenue (APNs 015-0091-041-0000, 015-0091-047-0000 and 015-0091-048-000)

Section 4. The Agency budget is amended to allocate \$1,500,000 in 65th Street Tax Exempt Bond funds to the 3012, 3020, and 3030 Redding Avenue Project.

Section 5. The Executive Director is authorized to purchase the Properties and carry out all activities reasonably necessary to accomplish the purchase of the Properties and the disposition of the Properties to the City of Sacramento.

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

July 17, 2007

AUTHORIZING THE TRANSFER OF PROPERTY AT 3012, 3020, AND 3030 REDDING AVENUE FROM THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO TO THE CITY OF SACRAMENTO

BACKGROUND

- A. The Infrastructure Improvements component of the 65th Street Five-Year Implementation Plan includes the detention basin and park development which support higher-density development.
- B. 3012, 3020 and 3030 Redding Avenue ("Properties") are located immediately to the east of the planned 65th Street and Broadway Detention Basin and Park Project. This 43,604 square foot (approximately one acre) site is occupied by two single family homes in the 65th Street Redevelopment Project Area.
- C. The addition of the Redding Avenue properties to the 65th Street and Broadway Detention Basin and Park Project will significantly improve the facility by increasing park safety, visibility and access, and the amount of usable recreational space.
- D. The Redevelopment Agency of the City of Sacramento considers it desirable to provide \$1,500,000 in funding for the acquisition of the properties for the planned 65th Street and Broadway Detention Basin and Park Project using 2006 65th Street Tax Exempt Bond funds, which will provide funding the City of Sacramento has determined it does not currently have available for the project. There are currently no available City park funds; the Redevelopment Agency of the City of Sacramento has funding available for the acquisition of these parcels.
- E. According to California redevelopment law, the Redevelopment Agency of the City of Sacramento may not hold land for more than four years.
- F. The City of Sacramento as the lead agency under the California Environmental Quality Act (CEQA) has prepared and, on December 13, 2005, adopted a Negative Declaration and Mitigation Monitoring Plan for the 65th Street and Broadway Detention Basin Project ("Mitigated Negative Declaration"). The Agency as responsible agency has reviewed and considered the City's environmental action. The National Environmental Policy Act does not apply.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

Section 1. The City Manager is authorized to accept the transfer of Properties located at 3012, 3020 and 3030 Redding Avenue from the Sacramento Housing and Redevelopment Agency, and carry out all activities reasonably necessary to accomplish this transfer of the Properties including a certificate of acceptance.