

CITY OF SACRAMENTO
CALIFORNIA

DEVELOPMENT SERVICE
DEPARTMENT

2101 ARENA
BLVD SUITE 200
SACRAMENTO,
CA 95834

Environmental
Planning Services
916-808-2222
FAX 916-566-3968

ADDENDUM TO AN ADOPTED NEGATIVE DECLARATION

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

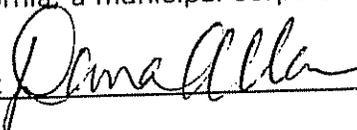
P05-083 Del Paso Nuevo Phase 4 consists the necessary entitlements to construct 81 single family detached units on 6.36± net acres in the Del Paso Nuevo Special Planning District (R-1A-SPD) zone. The specific entitlements include:

- A. Zoning Ordinance Amendment** to amend text in the Del Paso Nuevo Special Planning District to allow lots less than 4,000 square feet within the Single Family Alternative (R-1A) zone of the Del Paso Nuevo Special Planning District;
- B. Guideline Amendment** to the Del Paso Nuevo Special Planning District Development Guidelines amending lot widths to allow lots less than 35 feet wide in the Single Family Alternative (R-1A) zone;
- C. Tentative Map** to subdivide 15 lots into 84 lots (81 single family lots & 3 common lots) on 6.36± net acres in the Single Family Alternative Special Planning District (R-1A-SPD);
- D. Subdivision Modification** to create lots without public frontage;
- E. Special Permit** to develop 81 single family detached homes on 6.36± net acres in the Single Family Alternative Special Planning District (R-1A-SPD).

The City of Sacramento, Development Services 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, as identified in the attached Initial Study, will have a significant effect on the environment. This Addendum to an Adopted 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 Addendum to an Adopted Negative Declaration has been prepared pursuant to Title 14, Section 15164 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, Development Services Department, Environmental Services, 2101 Arena Blvd. Suite 200, Sacramento, California 95834 or review at 915 I street, Room 300, Sacramento, California 95814.

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

By:  12/20/05

CONCLUSION TO PREPARE AN ADDENDUM TO AN ADOPTED NEGATIVE DECLARATION

An Addendum to an Adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary (CEQA Guidelines Section 15164). The City has decided to prepare an Addendum in that none of the following findings necessary to prepare a Subsequent Negative Declaration have been made pursuant to CEQA Guidelines Section 15162:

1. No substantial changes are proposed to the project which will require major revisions of the previous Negative Declaration.

The original Negative Declaration for the Del Paso Nuevo Phase IV, adopted in December 15, 2004, by Sacramento Housing and Redevelopment Agency, evaluated a proposal to construct 86 single family homes on 7.95 acres lot. The site is bounded by South Avenue to the north and Hayes Avenue to the south, between Norwood Avenue and Taylor Street. Assessor's Parcel Number 225-0140-005, 006, 007, 008, 009, 021, 022, 023, 024, 026, 028, 039, 040, 041, 042. The project site was designated Low Density Residential under the Sacramento General Plan, Low Density Residential (7-15) under the North Sacramento Community Plan, and zoned (R-1A-SPD) zone.

The proposed project includes the subdivision of 15 lots totaling 6.36± net acres in the Single-Family Alternative Special Planning District (R-1A-SPD) zone into 81 lots for 45'x73' and 34'x73' single-family residences and 3 common lots. The subdivision of the lot into 84 lots was not included in the Del Paso Nuevo Phase IV Negative Declaration project description; however, the subdivision of the lots for 84 single-family homes is consistent with the land use designation and zoning of the project site.

Since specific details of the proposed project were not known at the time of the approval of the Negative Declaration, an addendum is being prepared for the proposed project now that project details are known. Although the Addendum provides additional information and evaluation, none of the new information and evaluations will trigger a need for a Subsequent Negative Declaration. The proposed project is within the scope of analysis of the Negative Declaration and will not result in any new potential environmental impacts or any more severe impacts than those previously evaluated and identified and proposed to be mitigated in the original Del Paso Nuevo Phase IV Negative Declaration.

2. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration.

Since the tentative map was not finalized at the time of the approval of the Negative Declaration, the document defers the air quality analysis to the City prior to the map approval. An URBEMIS2002 version 8.7 analysis was prepared for this project and resulted in no significant emissions impact. All of the new information and evaluations are considered to be technical changes and do not include any new impacts that have not

already been discussed in the previous Negative Declaration.

The Planning Commission took action on the project on November 10, 2005 and approved the Tentative Map, Subdivision Modification and Special Permit to develop 81 single family detached homes on 6.36± net acres R-1A-SPD zone. Two entitlements, the Zoning Ordinance Amendment to amend the text in the Del Paso Nuevo Special Planning District to allow lots less than 4,000 square feet and the Guideline Amendment to amend the Del Paso Nuevo Special Planning District Development Guidelines to allow lots less than 35 feet wide in the R-1A zone were added to this Addendum after the Planning Commission approval on November 10, 2005. However, these added entitlements do not change the environmental determination and the final project design evaluated under the original Negative Declaration; therefore, does not require a subsequent Negative Declaration.

3. No new information of substantial importance has been found that shows any of the following:
 - a) The project will have one or more significant effects not discussed in the previous Negative Declaration and EIRs;
 - b) Significant effects previously examined will be substantially more severe than shown in the previous Negative Declaration and EIRs;
 - c) Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the proposed project; or
 - d) Mitigation measures which are considerably different from those analyzed in the previous Negative Declaration and EIRs would substantially reduce one or more significant effects on the environment.

There is one section, Air Quality, in the Initial Study checklist that requires a revision to the answers due to minor technical changes to the project description for Del Paso Nuevo Phase 4 and updated URBEMIS results. However, staff found no significant impact on the Air Quality analysis; the technical changes to the Initial Study/Negative Declaration will not result in any environmental impacts that were not previously identified. The revised discussions are attached.

Del Paso Nuevo Phase IV (P05-083)
Addendum to an Adopted Negative Declaration

PROJECT INFORMATION

File Number/Project Name:

P05-083/ Del Paso Nuevo Phase IV

Project Location:

The subject property consists of 6.36± net acres within the Del Paso Nuevo Special Planning District located in the north of Hayes Avenue and south of South Avenue, identified as Assessor's Parcel Number 250-0140-005, 006, 007, 008, 009, 021, 022, 023, 024, 026, 028, 039, 040, 041, 042. (see attachment 1 – Vicinity Map and Site Plan)

Existing Plan Designations and Zoning:

The proposed project is located within the North Sacramento Community Plan (NSCP) area. The 1986-2006 Sacramento General Plan Update designation for the site is Low Density Residential and the NSCP designation is Residential 7-15. The project site is zoned as Single Family Alternative Special Planning District (R-1A SPD) zone.

Project Background:

The project site is 6.36± net acres located on Hayes Avenue just north of Nuevo Park in the Del Paso Nuevo Special Planning District. At the time of the approval of the Del Paso Nuevo Phase IV Negative Declaration, specific details of the subdivision of the project site were not known, and therefore, not included in the Negative Declaration. The proposed project is consistent with the land use and zoning of the project site.

Project Purpose:

The purpose of the proposed project is to obtain the necessary entitlements to allow the development of 81 medium density single-family detached homes (and 3 common lots) on 6.36±net acres in the Single Family Alternative Special Planning District in North Sacramento.

Project Components:

The proposed project consists of an entitlement for **Zoning Ordinance Amendment** to amend text in the Del Paso Nuevo Special Planning District to allow lots less than 4,000 square feet within the Single Family Alternative (R-1A) zone of the Del Paso Nuevo Special Planning District; **Guideline Amendment** to the Del Paso Nuevo Special Planning District Development Guidelines amending lot widths to allow lots less than 35 feet wide in the Single Family Alternative (R-1A) zone; **Subdivision Modification** to create lots without public frontage;

Tentative Map to subdivide 15 lots into 84 lots on 6.36± net acres in the Single Family Alternative Special Planning District; and a **Special Permit** to develop 81 single family detached homes on 6.36± net acres in the Single Family Alternative Special Planning District (R-1A SPD) zone.

Other Project Studies/Reports/References:

All documents are available at the City of Sacramento, Development Services Department, 2101 Arena Blvd. Suite 200, Sacramento, CA 95834.

- City of Sacramento General Plan Update EIR, 1988
- North Sacramento Community Plan, 1994
- City of Sacramento Zoning Ordinance
- Del Paso Nuevo Phase IV Negative Declaration (P05-083) (see attached)

Attachment A:	Vicinity Map / Location Map
Attachment B:	Project Site Plans
Attachment C:	Del Paso Nuevo Phase IV Development Negative Declaration

Environmental Checklist Discussion

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

ANSWERS TO CHECKLIST QUESTIONS

QUESTION A AND B

In order to assess whether mobile source emissions for ozone precursor pollutants (NO_x and ROG), PM₁₀ and CO are likely to exceed the standards of significance due to both construction and operational impacts, an initial project screening was performed using Table 2.2 in the SMAQMD's *Guide to Air Quality Assessment* (July 2004). This table provides project sizes for various land use types that, based on default assumptions for modeling inputs using the URBEMIS version 8.7 model, are likely to result in mobile source emissions of NO_x exceeding the SMAQMD thresholds of significance. For projects approaching or exceeding the sizes indicated in the table, a more detailed analysis is required. Those projects that do not approach or exceed the sizes in the table can be conservatively assumed not to be associated with significant emissions of NO_x, ROG, PM₁₀ and CO.

Projects categorized as "Single-Family Residential" land use development types in Table 2.2 are considered potentially significant at the NO_x Screening Level for construction impacts at 28 units or higher, and for operational impacts at 656 units or higher. Because the proposed project is 84 single-family units in 2-story buildings, this exceeds the project screening size for construction impacts but is well below the project screening size for operational impacts. Therefore, less than significant operational impacts are expected to air quality due to mobile source emissions for these criteria pollutants, but more detailed analysis is required for potential construction-related impacts.

Construction-Related Impacts

Construction-related emissions would result from site preparation and grading activities, construction worker commute trips, mobile and stationary construction equipment exhaust, and asphalt paving. Unmitigated emissions from these activities were estimated using URBEMIS 2002 for Windows, Version 8.7. The maximum emissions per day were calculated based on the following assumptions: a 12-month construction schedule commencing in June 2006; approximately 1 month for site preparation and grading activities (Phase 2), followed by 11 months of construction, including installation of site infrastructure and internal roadways, and construction of the proposed Single-Family buildings (Phase 3); and 6.4± net acres of total land area to be graded and developed. No demolition is required, therefore Phase 1 emissions were not calculated.

The maximum NOx emissions per day were estimated as follows:

Unmitigated NOx emissions:

62.82 lbs/day in 2006

61.87 lbs/day in 2007

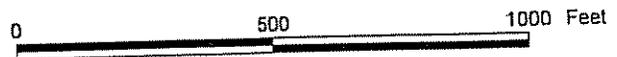
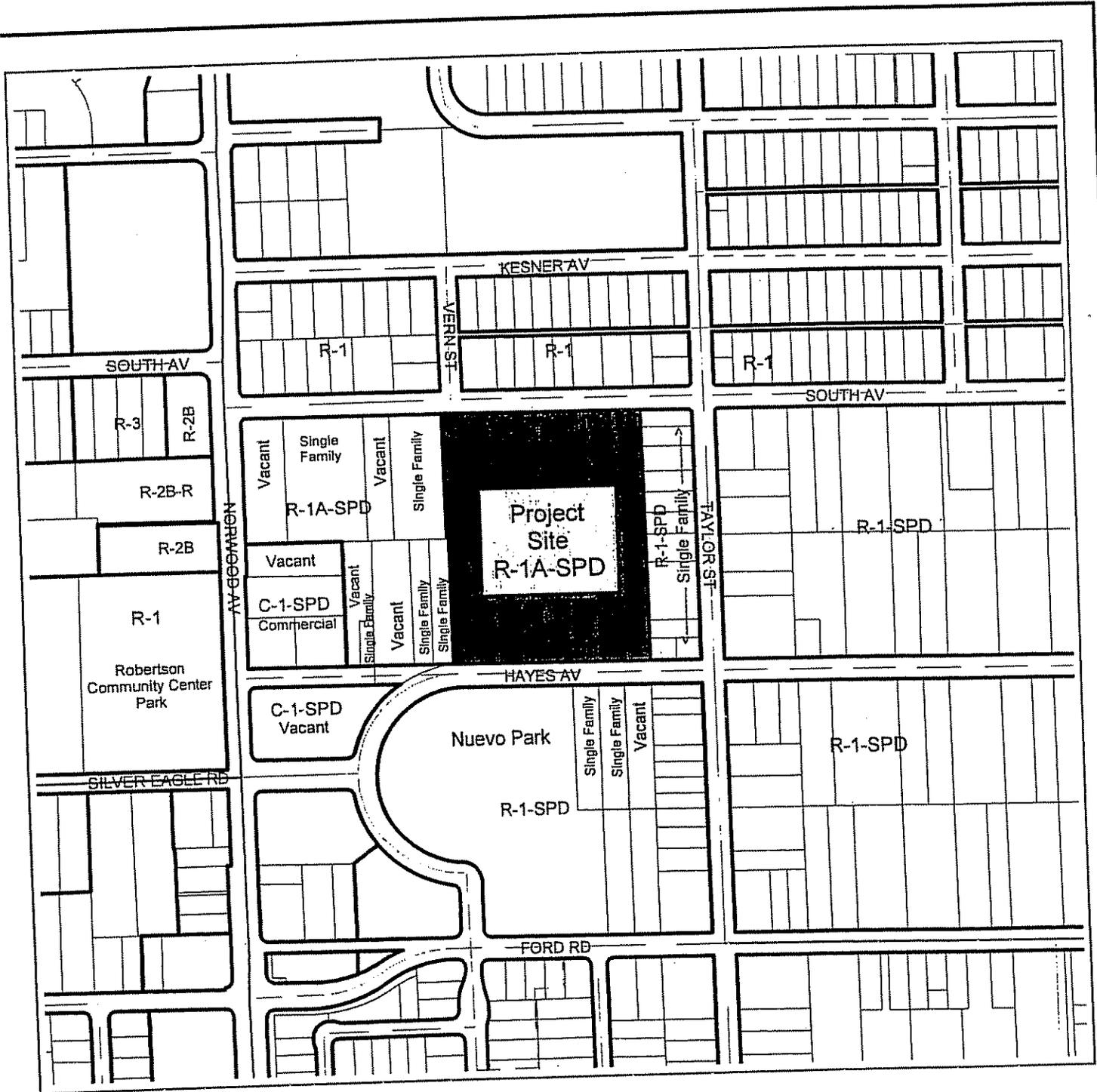
The calculated unmitigated NOx emissions do not exceed the construction-related threshold of 85 lbs/day. Therefore, air quality impacts associated with the proposed project are anticipated to be less-than-significant.

Additionally, construction would be required to comply with Sacramento City Code (Title 15.40.050 Construction Site Regulations, Control of Dust and Mud), SMAQMD's standard construction mitigation Rule 403 on Fugitive Dust and Rule 435 on using compliant asphalt paving materials. Compliance with these codes and rules will further ensure impacts from construction activities will remain less-than-significant.

Questions C and D

The project would not result in the alteration of air movement, moisture, temperature, or in any change in climate, either locally or regionally. The proposed project will build 81 one and two stories single-family homes, which is consistent in height with the surrounding developments. A vast majority of the site will be covered with buildings or landscape. No increases in local temperatures are expected to result from the project. Landscaping and one shaded trees will be provided on the front of each lot, which will help shade the paved areas. A less-than-significant impact on climate is therefore expected.

The proposed project is not anticipated to create objectionable odors, as functions of the site will be contained within the facility. Once constructed all work areas will be contained within the building structure. The construction process could create objectionable odors, however, these odors would be temporary. The proposed project would not create objectionable odors over the long-term. Therefore, the proposed project is anticipated to have a less-than-significant impact.

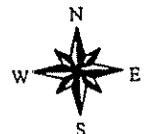


Development Services
Department

Geographic
Information
Systems

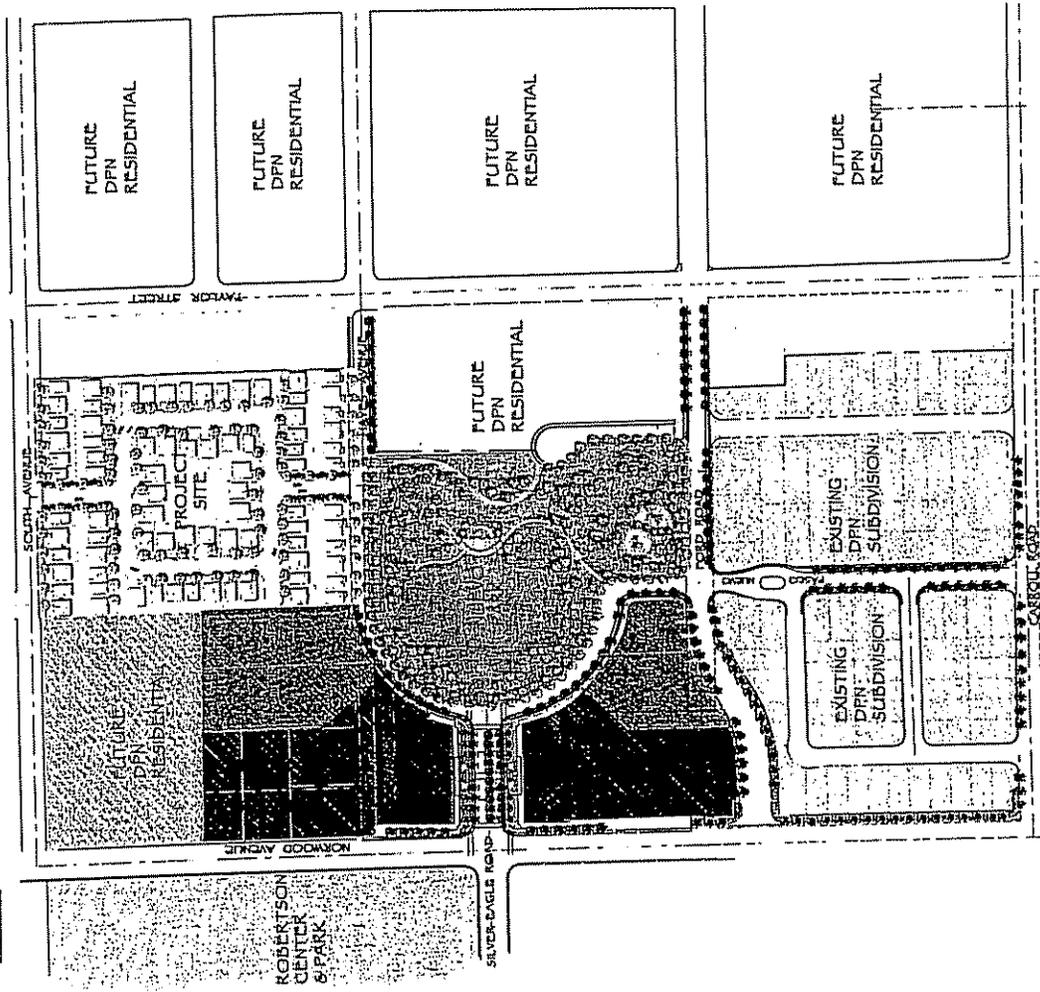
Land Use & Zoning

P05-083



DEL PASO NUEVO PHASE 4

SACRAMENTO, CALIFORNIA



Griffin Industries
Carter/Burgess

Neighborhood Context Map



P05-083

FILED Jun. 01, 2005

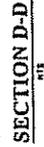
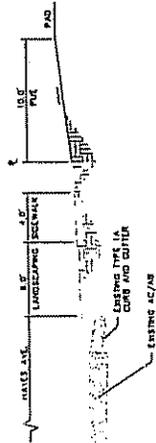
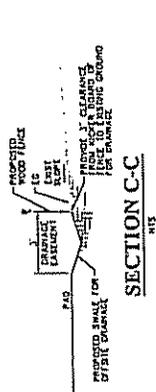
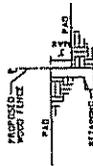
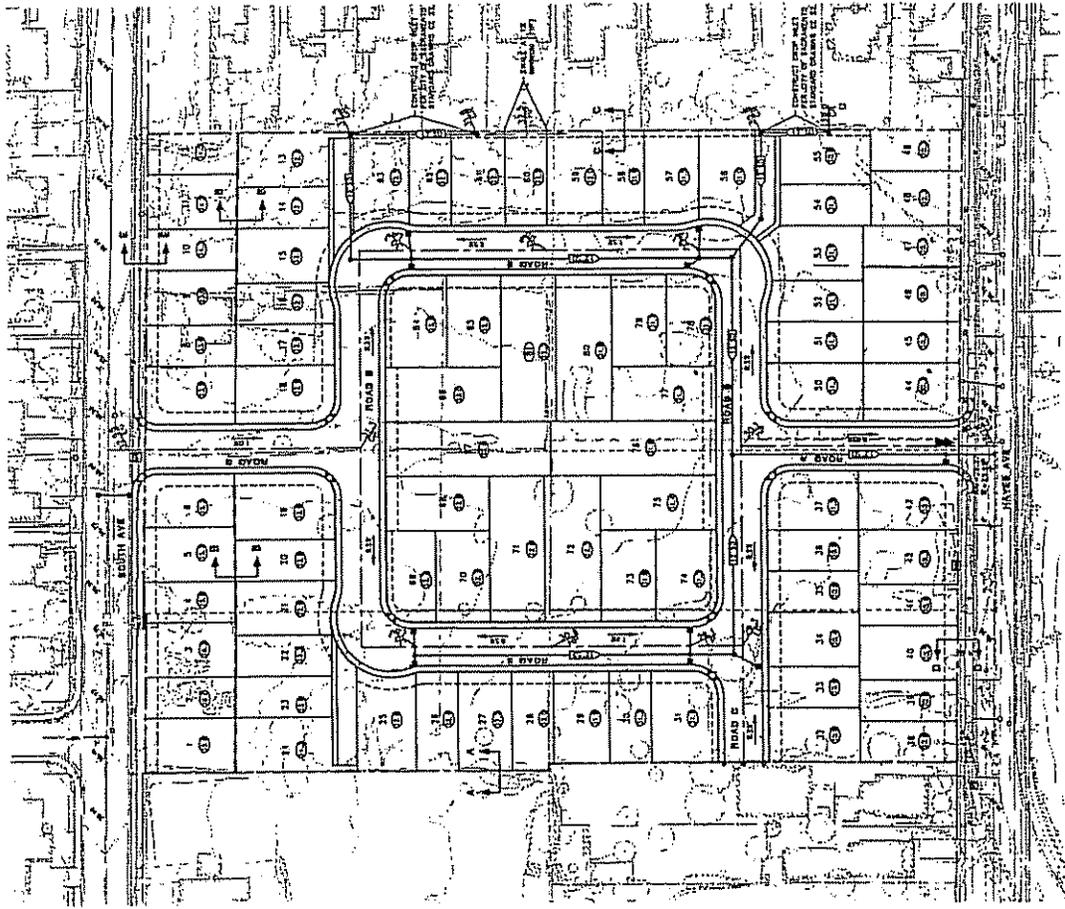


DEL PASO NUEVO UNIT 4 TENTATIVE SUBDIVISION MAP GRADING AND DRAINAGE PLAN CITY OF SACRAMENTO, CALIFORNIA JUNE 1, 2005

Attachment B (1)

GRAPHIC SCALE
1" = 40' 0" N.

LEGEND	DESCRIPTION
	PROPOSED ROAD
	EXISTING ROAD
	STORM DRAIN (SIZE INDICATED)
	STORM DRAIN MANHOLE
	DRAIN PILE
	SPOT ELEVATION GRADE BREAK
	SPOT ELEVATION LOW POINT
	SPOT ELEVATION HIGH POINT
	PAD ELEVATION
	SLOPE ARROWS (S-0.000)
	OVERLAND RELEASE POINT
	BARRICADE
	RETAINING WALL



P05-083

FILED Jun. 01, 2005



Carter Burgess
1000 W. 15th St.
Sacramento, CA 95811
Phone: (916) 442-3300 Fax: (916) 442-3377

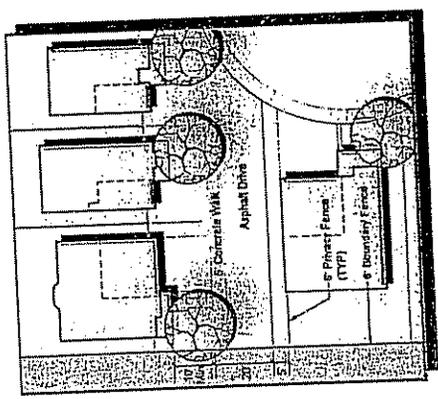
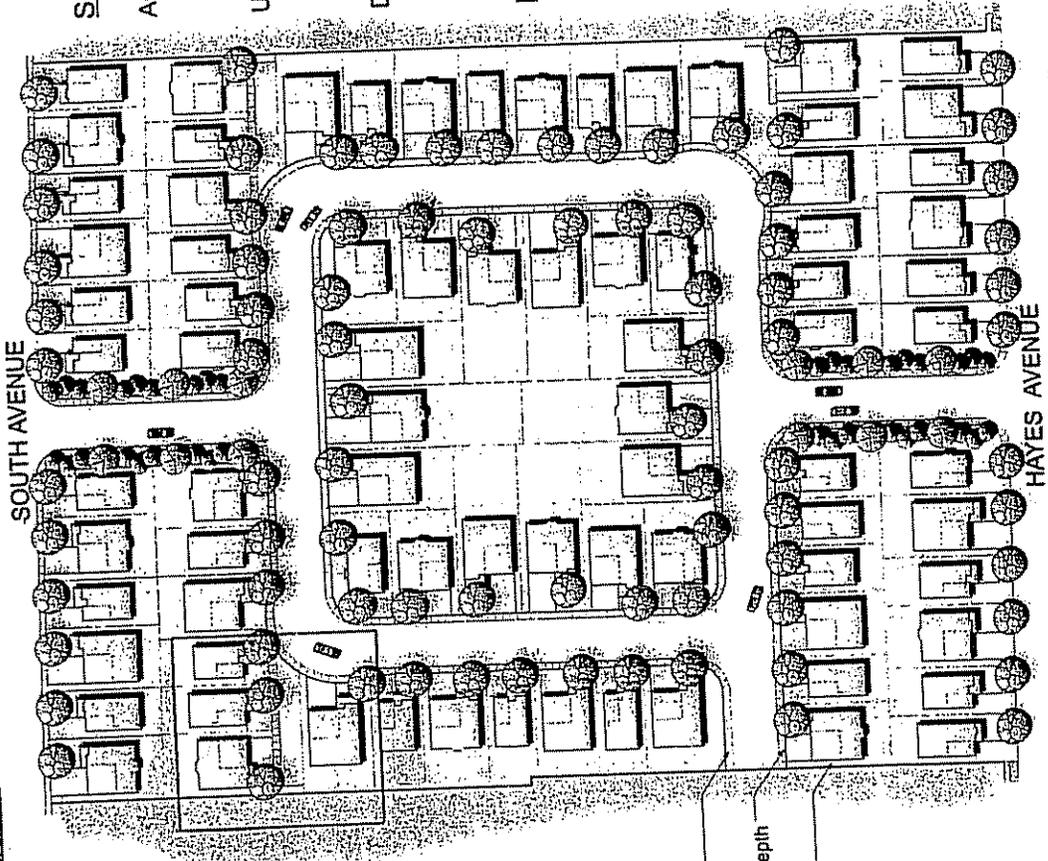
SHEET 2 OF 3
C:\P05\SUBDIVISION\SUBDIVISION\SUBDIVISION.DWG

Griffin Industries

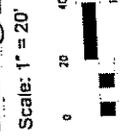
DEL PASO NUEVO PHASE 4

SACRAMENTO, CALIFORNIA

Attachment B (2)



Shared Driveway
Enlargement



5' Walkway (TYP)
18' Min. Driveway Depth
5' Sideyard (TYP)

SITE SUMMARY

ACRES:	GROSS ACREAGE:	7.95 ACRES
	PUBLIC R.O.W. ACREAGE:	1.59 ACRES
	NET ACREAGE:	6.36 ACRES
UNITS:		
	34' X 73':	38 LOTS
	45' X 73':	43 LOTS
	TOTAL LOTS	81 LOTS
DENSITY:		
	D.U. / ACRE (GROSS)	10.18
	D.U. / ACRE (NET)	12.74
	D.U. / ACRE (NET / SPD)	11.60

LEGEND

	PLAN 1: FLOOR PLAN: 753 SQ. FT. MIN. SITE: 34' X 73'
	PLAN 2: FLOOR PLAN: 1204 SQ. FT. MIN. SITE: 34' X 73'
	PLAN 3: FLOOR PLAN: 2032 SQ. FT. MIN. SITE: 45' X 73'
	PLAN 4: FLOOR PLAN: 2333 SQ. FT. MIN. SITE: 45' X 73'



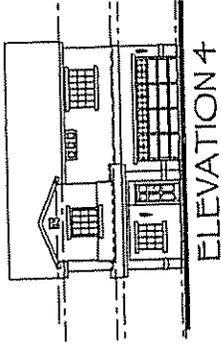
Site Plan Illustrative
Scale: 1" = 40'

June 1, 2005
Griffin Industries
Carter-Burgess

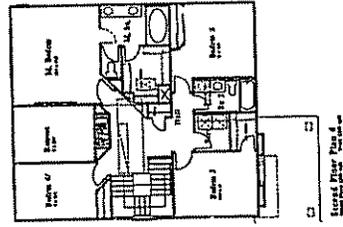
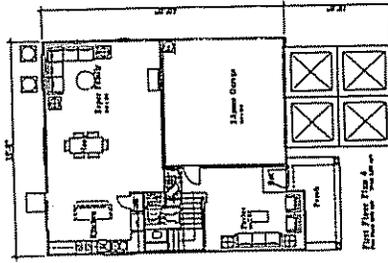
P05-083

FILED Jun. 01, 2005

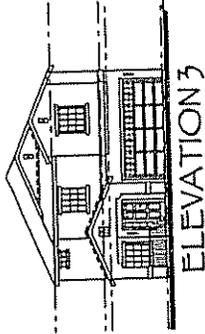
DEL PASO NUEVO PHASE 4
SACRAMENTO, CALIFORNIA



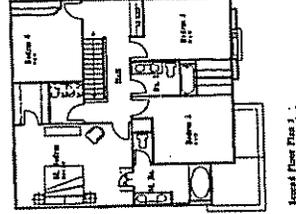
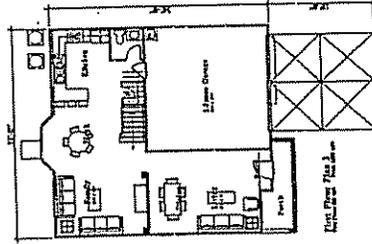
ELEVATION 4



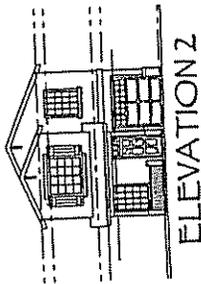
PLAN 4



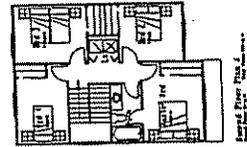
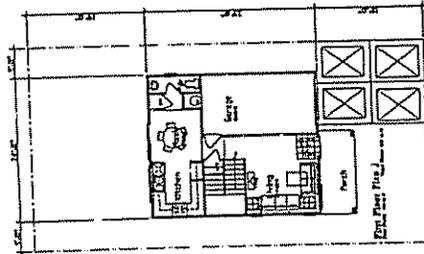
ELEVATION 3



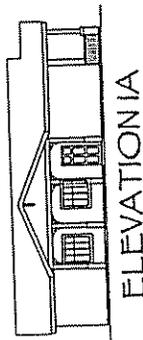
PLAN 3



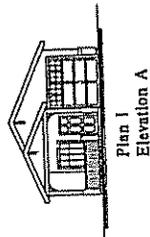
ELEVATION 2



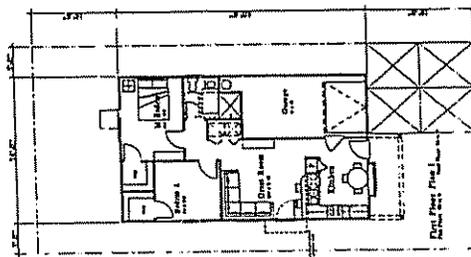
PLAN 2



ELEVATION 1A



ELEVATION 1B



PLAN 1

June 1, 2005
Griffin Industries Carter/Burgess

Architectural Details

P05-083
FILED Jun. 01, 2005



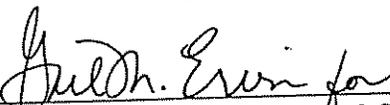
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO MITIGATED NEGATIVE DECLARATION

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Sections 15070 and 15071 of the California Administrative Code and pursuant to the Procedures for Preparation and Processing of Environmental Documents adopted by the Sacramento Housing and Redevelopment Agency pursuant to Resolution Number SHRC-94-039, the Environmental Coordinator of the Sacramento Housing and Redevelopment Agency of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Negative Declaration. The Project is described as follows:

1. **PROJECT TITLE AND SHORT DESCRIPTION:** DEL PASO NUEVO PHASE IV PROJECT
2. **PROJECT LOCATION AND ASSESSOR'S PARCEL NUMBER:** The Phase IV project area consists of approximately 8 acres roughly bounded by South Avenue to the north and Hayes Avenue to the south, between Norwood Avenue and Taylor Street in the Del Paso Heights Redevelopment Project Area of the City of Sacramento.
3. **PROJECT PROPONENT:** Redevelopment Agency of the City of Sacramento
4. **SAID PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT FOR THE FOLLOWING REASONS:**
 - a. It does not 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. It does not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
 - c. It will not have impacts that are individually limited, but cumulatively considerable.
 - d. It will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.
5. As a result thereof, the preparation of an Environmental Impact Report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.
6. Mitigation measures have been included and agreed to by the Agency to avoid potentially significant effects, and a Mitigation Monitoring Plan has been prepared.

This Initial Study has been performed by the Redevelopment Agency of the City of Sacramento in support of this Mitigated Negative Declaration. For additional information, contact the Agency at the Sacramento Housing and Redevelopment Agency, 630 I Street, Sacramento, California 95814, attention Steve Lierly, (916) 440-1399 extension 1256.

REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
Sacramento County, State of California



Sheryl Patterson, Environmental Coordinator
Sacramento Housing and Redevelopment Agency

December 15, 2004
Date

P05-083

FILED Jun. 01, 2005



**DEL PASO NUEVO
PHASE IV DEVELOPMENT**

TIERED INITIAL STUDY

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
for the
**REDEVELOPMENT AGENCY OF THE
CITY OF SACRAMENTO**
and the
CITY OF SACRAMENTO



**Sacramento
Housing &
Redevelopment
Agency**

Prepared for:
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
630 I Street
Sacramento, California 95814
916/440-1330

Prepared By:
GAIL ERVIN CONSULTING
8561 Almond Bluff Court
Orangevale, California 95662-4419
916/989-0269

December 15, 2004

I. DESCRIPTION OF THE PROPOSED PROJECT

BACKGROUND

The proposed Del Paso Nuevo Phase IV Project is a part of Del Paso Nuevo (DPN), a 154-acre master planned neighborhood in the Del Paso Heights and Strawberry Manor areas of the City of Sacramento. Del Paso Nuevo was one of six homeownership development projects nationwide selected to receive an award of \$10.5 million in federal grants and loans by the Department of Housing and Urban Development (HUD) in 1997. The purpose of the Del Paso Nuevo Master Plan is to create homeownership opportunities by using New Urbanist planning principles to create a sustainable, ethnically diverse community with mixed-incomes and a mixture of land uses and public facilities. The project presents a significant opportunity to improve the Del Paso Heights Redevelopment Area by significantly altering the composition of housing stock.

The proposed project activities were programmatically approved as part of the Del Paso Nuevo Master Plan in 1998, and are being developed in seven phases (**Figure 1: Neighborhood Phasing Plan**). The overall goal of the project is to create a new homeownership community with the construction of 300 homes. Phase I of the Project included adoption of new zoning, General Plan and Community Plan designations, as well as the realignment of Ford Road. The Phase II project area is located within the southwest corner of the Del Paso Heights Redevelopment Project Area. Phase III is bounded by Ford Road to the north, Carroll Avenue to the south, and Paseo Nuevo Road to the west. To date, these phases and infrastructure improvements have been completed. Two parks, Nuevo and Gateway, have been developed and accepted by the Parks Department of the City of Sacramento (City). The first homes are complete and occupied by homeowners.

Del Paso Heights / Strawberry Manor is a 1,500 acre residential community in the northern section of the City of Sacramento. The neighborhood is within an area that was targeted in the 1994 North Sacramento Empowerment Zone Application to HUD as a "Homeownership Zone." This area was established as a suburban community in the early 1900s and was annexed into the City of Sacramento in 1964. At the time of Master Plan adoption, there were approximately 3,500 housing units in the area, less than 40 percent owner-occupied. This homeownership rate compared to 58.2 percent for the Sacramento area, 56.9 percent for California, and 68 percent for the nation. Del Paso Nuevo is the center of the Homeownership Zone, and the centerpiece of the Sacramento Housing and Redevelopment Agency's (Agency) strategy to increase the homeownership rate in the area from 40 percent to 55 percent.

The Phase IV project is within the Del Paso Heights Redevelopment Area. A goal of the Redevelopment Agency of the City of Sacramento is to alleviate blight throughout this area by the infusion of market rate home ownership. The 1989 Del Paso Heights Revitalization Strategy (Strategy) targeted the area bounded by Norwood Avenue, Ford Road, Taylor Street, and Arcade Creek for development of single-family, market-rate housing. The housing was envisioned to be of an up-graded scale in size, room amenities, and quality over those traditionally built in Del Paso Heights. Phase IV is consistent with the Strategy's goal to strengthen the housing base of the Del Paso Heights Redevelopment Area and to provide move-up housing opportunities for households over a range of income levels.



Source: Sacramento Housing & Redevelopment Agency

FIGURE 1
NEIGHBORHOOD PHASING PLAN

LOCATION

The Phase IV project area consists of approximately 8 acres roughly bounded by South Avenue to the north and Hayes Avenue to the south, between Norwood Avenue and Taylor Street.

SETTING

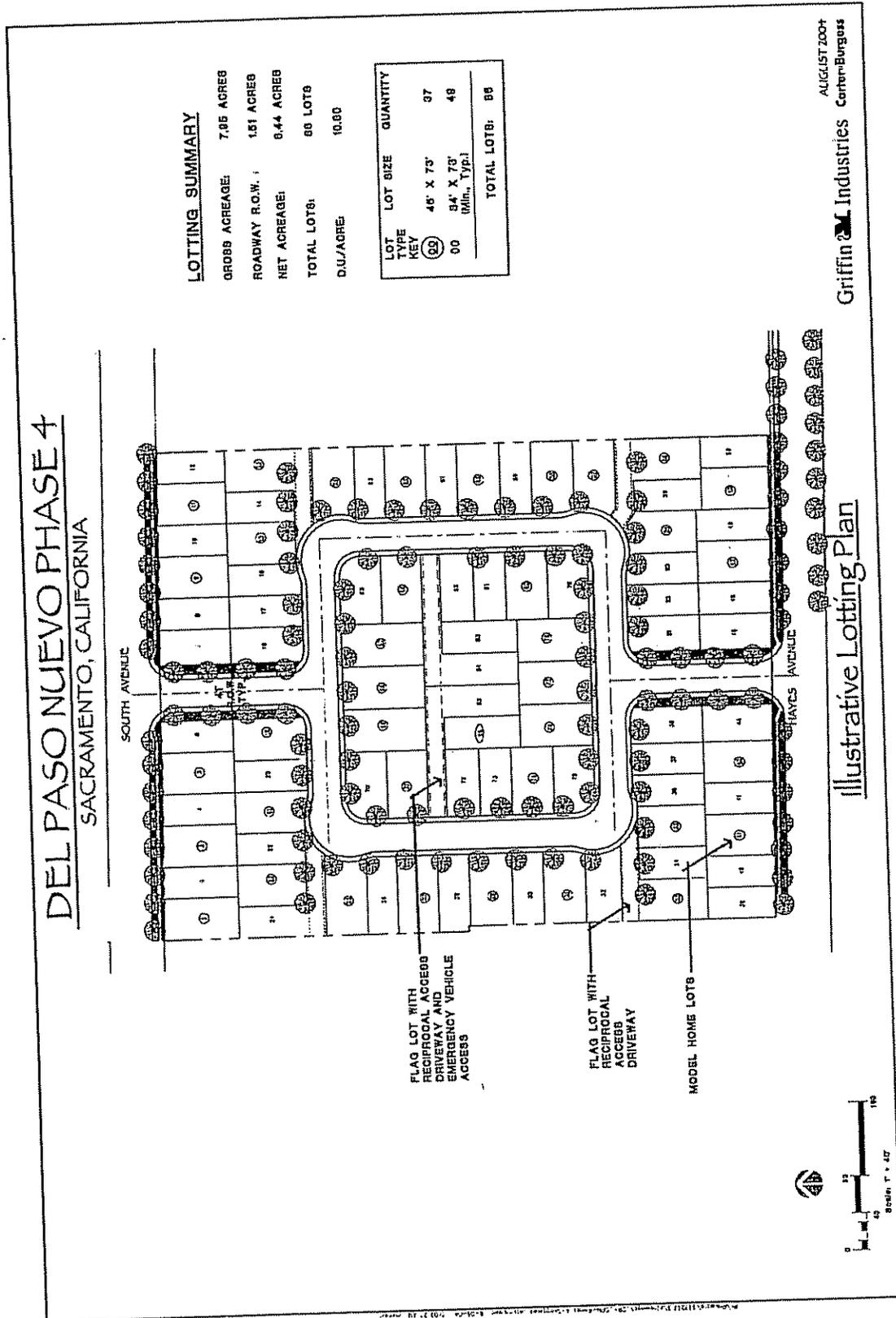
The existing roadways affected by the proposed improvements are South Avenue between Vern Street and Taylor Street, and Hayes Avenue between Paseo Nuevo and Taylor Street. These streets are under-improved, 20-foot wide roadways without curbs, sidewalks, and gutters. Norwood Avenue to the west is fully improved. The intersection of Silver Eagle and Norwood is signalized, and other intersections within the Del Paso Nuevo Special Planning District (DPNSPD) are stop sign controlled. Transit services are provided to the Phase IV project area by Route 86 on Silver Eagle/Norwood, Route 17 on South Avenue/Norwood, and routes 14 and 16 along Norwood. Light rail service is available approximately 2 miles south at the Arden/Del Paso Station.

There are a large number of native and introduced trees growing in the area that would be impacted by the proposed project. The Phase IV project area is semi-rural residential, and most of the trees are ornamentals in yards or vacant lots.

The Phase IV project area is part of a 450-acre watershed draining to Arcade Creek. Arcade Creek flows along the southern boundary of the DPNSPD, and all of the project area drains into this creek. The drainage system in the Phase IV project area currently does not meet City standards and criteria. There is significant ponding during frequent storms, and there is no provision for overland release except through swales that naturally flow through residential properties. The project area is in the FEMA 500-year flood zone "X."

THE PROJECT

The proposed project consists of approval of a Disposition and Development Agreement (DDA) for a conceptual development plan for 86 single family lots on 7.95 acres (**Figure 2: Phase IV Lotting Plan**) and construction of any capital improvements identified in the Del Paso Nuevo Facilities Plan applicable to this site. Much of the infrastructure in the DPNSPD has been modernized and enlarged; the Agency has upgraded the sewer system within the DPNSPD and sufficient capacity is available for the site. There are also existing water lines in South and Hayes avenues that are adequate for the proposed development. The homebuilder is responsible for acquiring all necessary City entitlements for construction of the project.



Source: Griffin Industries

FIGURE 2
PHASE IV LOTTING PLAN

As outlined in the DDA, this Project is designed to be consistent with and further the Del Paso Heights Redevelopment Plan and the Implementation Plan adopted for the project area, by meeting the following Implementation Plan goals:

- 1) Concentrate resources on catalyst sites or areas that have the greatest potential to provide long-term sustainable economic development
- 2) Coordinate public and private investment to maximize benefits to the project area and to leverage Agency resources
- 3) Market and promote homebuyer and rehabilitation programs while developing attractive new housing opportunities
- 4) Expand collaborations and partnerships that leverage financial and human resources in support of community development, revitalization, and blight elimination
- 5) Support best practices in architectural and urban design

LAND USE

The existing Zoning and Plan designations of the area are as follows:

- Zoning: R-1-SPD
- General Plan: Del Paso Nuevo Special Planning District overlay; Residential 4-15 DU/NA
- North Sacramento Community Plan: Del Paso Nuevo Special Planning District overlay; Residential 8-12 R-1-SPD

ENVIRONMENTAL DOCUMENT BACKGROUND

This Initial Study / Negative Declaration contains an analysis of the environmental effects of the proposed Phase IV Project. Some of this analysis is "tiered" from the environmental analysis contained in the Del Paso Nuevo Project Environmental Assessment / Initial Study (DPNEA/IS) prepared for the Del Paso Nuevo Master Plan (February 1998). In addition, the Sacramento General Plan Update EIR (SGPU EIR, March 1987) assesses the environmental impact of build-out of the Sacramento General Plan Update. The City Council has evaluated these impacts (e.g. traffic and air quality) and has adopted Findings of Fact and a Statement of Overriding Considerations for the General Plan Update.

The CEQA concept of the "tiering" process, although directly related to tiering off an environmental impact report, generally contemplates that agency decisions will move from the general to the specific by focusing first on a large land area and focusing later on smaller areas within the large area. To qualify for tiering, the project must:

- 1) be consistent with the program, plan, policy or ordinance for which the earlier environmental document was prepared and adopted;
- 2) be consistent with applicable local land use plans and zoning; and

Project Description

- 3) not trigger the need for a subsequent EIR, or in this case, result in significant adverse effects that would require preparation of an EIR.

This environmental document incorporates by reference the discussions in the DPN EA/IS. This Initial Study should be viewed in conjunction with the DPN EA/IS and the SGPU EIR. The purpose of this Initial Study is to evaluate the potential site-specific environmental impacts of the project with respect to the DPN EA/IS and SGPU EIR, to determine what level of additional environmental review, if any, is appropriate. Mitigation measures identified in the DPN EA/IS and SGPU EIR that apply to the proposed project will be implemented as part of the project. The mitigation measures in the DPN EA/IS and SGPU EIR that are appropriate to be implemented as part of the project are identified and discussed in the appropriate issues discussion.

INTENDED USES OF THE INITIAL STUDY/NEGATIVE DECLARATION

The Redevelopment Agency of the City of Sacramento is the lead agency for this project. The Initial Study / Negative Declaration (IS/ND) will be used in the approval of the following Phase IV actions:

- Agency approval of a Disposition and Development Agreement

PUBLIC REVIEW

This Initial Study / Mitigated Negative Declaration will be initially circulated for public review and comment from December 15, 2004 through January 4, 2005, and will be used by the Agency for the approval of the Disposition and Development Agreement. The homebuilder will be responsible for making an application to the City of Sacramento for a subdivision map, design review and any other necessary city entitlements.

DOCUMENTS INCORPORATED BY REFERENCE

This Initial Study has been compiled from a variety of sources, including published and unpublished studies, applicable maps, aerial photographs, and independent field investigations. The State CEQA Guidelines recommend that previously completed environmental documents, public plans, and reports directly relevant to a proposed project be used as background information to the greatest extent possible and, where this information is relevant to findings and conclusions, that it be incorporated by reference in the environmental document. The following documents are incorporated herein by reference:

1. *Del Paso Heights Redevelopment Plan 6th Amendment Draft and Final Environmental Impact Report*, Redevelopment Agency of the City of Sacramento, draft dated December 20, 2002, final dated March 12, 2003.
2. *City of Sacramento General Plan Update*, City of Sacramento, January 19, 1988.
3. *City of Sacramento Zoning Code*, current through Ordinance 2004-036 and the September, 2004 code update, <http://ordlink.com/codes/sacramento/index.htm>

4. *Draft and Final Environmental Impact Report, City of Sacramento General Plan Update*, City of Sacramento, Draft EIR - March 2, 1987 and Final EIR - September 30, 1987.
5. *Guide to Air Quality Assessment in Sacramento County*, Sacramento Metropolitan Air Quality Management District, July 2004.
6. *2010 Sacramento City/County Bikeway Master Plan*, Environmental Impact Report, County of Sacramento, September 1992.
7. *Draft Environmental Impact Report, Land Use Planning Policy Within the 100-Year Flood Plain in the City and County Of Sacramento*, City of Sacramento, September 18, 1989.
8. *Del Paso Nuevo Infrastructure Report*, Vail Engineering for the Sacramento Housing and Redevelopment Agency, July 1997.
9. *Del Paso Nuevo Project Environmental Assessment / Initial Study*, City Council of the City of Sacramento and the Sacramento Housing and Redevelopment Agency, February 3, 1998.

The documents incorporated by reference are available for review at the Sacramento Housing and Redevelopment Agency, 630 I Street, Sacramento, California 95814, and at the Department of Neighborhoods, Planning and Development Services at 1231 I Street, Third Floor, Sacramento.



II. ENVIRONMENTAL ANALYSIS

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

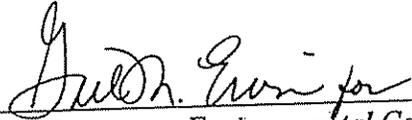
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

- | | |
|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Land Use and Planning |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Population and Housing |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Utilities and Service Systems |
| <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

CEQA DETERMINATION

Based on 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.
- 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 revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a potentially significant impact or a potentially significant impact unless mitigated impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Sheryl Patterson, Environmental Coordinator

December 15, 2004
Date

A. INITIAL STUDY CHECKLIST

The initial study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project. Explanations to answers are provided in a discussion for each section of questions, as follows:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level.
5. "Less Than Significant Impact" applies where the impact does not require mitigation or result in a substantial or potentially substantial change of any of the physical conditions within the area affected by the project.
6. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D).
7. Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

B. DISCUSSION

Section I: Aesthetics

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				x
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				x
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				x
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			x	

Previous Environmental Review:

The DPN EA/IS addressed impacts to aesthetics, and determined that the DPN plan activities would result in beneficial aesthetic effects in the project area, and light and glare impacts would not have an impact with adherence to City requirements.

Discussion of Checklist Answers:

- a,b) There are no designated scenic vistas or highways located within the project area that could be affected by Phase IV activities. The project is consistent with the Redevelopment Plan objective to eliminate blight and blighting influences that contribute to the disjointed and degraded visual quality of the Del Paso Nuevo project area. **The Phase IV activities would have no impact on scenic resources.**
- c) The Phase IV project area has been identified in the SGPU, North Sacramento Community Plan, and Del Paso Heights Redevelopment Plan as an appropriate location for urban development. A major objective of the project is to eliminate blight and blighting influences within the project area that contribute to the disjointed and degraded visual quality of the project area. The proposed Project includes infrastructure improvements that add landscaping along streets and provide a circulation system that enhances pedestrian comfort and community access.

The Special Planning District designation provides zoning restrictions and design requirements that ensure visual compatibility and cohesiveness throughout the project area. City policy also requires design review for projects within redevelopment project areas in order to revitalize and enhance blighted areas in which public monies are invested. All subdivision and commercial projects within the DPNSPD must be reviewed by the Design Review/Preservation Board staff to ensure design compliance with adjacent land uses. *The proposed project would result in beneficial aesthetic effects in the Phase IV project area.*

- d) Development encouraged by Phase IV activities will result in some increases in light and glare from domestic and public lighting. Street lights will be included in the street improvements. Because the area is already urbanized, the incremental increase in lighting associated with new development will be less-than-significant. Any development encouraged by Phase IV activities must install lighting in compliance with the City's Comprehensive Zoning Ordinance (Section 6-D-8) standards. These standards ensure that all new lighting reduces light and glare in the project vicinity and that all exterior lighting would be directed away from and properly shielded to eliminate glare on existing land uses and roadways. *Light and glare impacts are therefore not considered to have an impact with adherence to City requirements.*

Section II: Agriculture Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				x
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				x
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				x

Discussion of Checklist Answers:

- a-c) Agricultural resources are not located within or adjacent to the Phase IV project area, thus the proposed Phase IV activities would have no effect on agricultural resources or operations.

Section III: Air Quality

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				x
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			x	
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			x	
d) Expose sensitive receptors to substantial pollutant concentrations?			x	
e) Create objectionable odors affecting a substantial number of people?				x

Previous Environmental Review:

The DPN EA/IS and SGPU EIR addressed potential impacts to air quality, and determined that cumulative development proposed under the Del Paso Nuevo Project would result in more than a 50 percent reduction in vehicle trips from those assumed in the SGPU. Therefore, the project reduces air quality impacts identified and overridden in the SGPU EIR and the Council's Findings and Statement of Overriding Considerations.

Discussion of Checklist Answers:

- a-d) The Phase IV project area is located within the Sacramento metropolitan area which is considered a non-attainment area for selected pollutants. The 1986-2006 SGPU DEIR identified urban emission sources as the primary source for existing air quality problems

(SGPU DEIR, Z-6). The federal air quality standards for ozone and particulate matter (PM₁₀) are being exceeded several times per year in Sacramento City and County.

The Phase IV project would provide for construction of 86 single family residential units, consistent with adopted plans and zoning. Development activities would result in additional auto related emissions over existing conditions relating to both construction and operations.

The SMAQMD has identified criteria thresholds for determining whether the potential air quality impacts of a project need to be analyzed in an EIR (Table III-1). These are outlined in their *Guide to Air Quality Assessment in Sacramento County* (SMAQMD, July 2004). The Guide further identifies screening levels for conducting quantitative analysis of potential impacts. The Phase IV project exceeds the SMAQMD NO_x screening level of 28 units for construction impacts, but is below the 656 unit screening level for operational impacts.

The proposed project is approval of a Disposition and Development Agreement (DDA), which outlines the business terms for transferring property and for the development of the site for redevelopment purposes. The DDA requires that the project be submitted to the City for environmental review and entitlements, and undergo further CEQA review as necessary. Because the tentative map has not been finalized and the construction details of the project are not currently known, it is not possible to conduct an URBEMIS model analysis of the project construction impacts at this time. Therefore, the following mitigation measure is required:

III-1 The City shall complete an air quality analysis of project construction impacts, and prepare the appropriate CEQA analysis and mitigation to the satisfaction of the SMAQMD prior to tentative map approval.

The SMAQMD significance criteria that became effective in March 2002 have no quantitative emissions threshold for PM₁₀. The previous criteria included a PM₁₀ emissions threshold of 275 pounds per day. The current criteria state that a project would have a significant impact if it would emit pollutants at a level equal to or greater than five percent of the CAAQS if there were an existing or projected violation. The project area is a State non-attainment area for PM₁₀. The SMAQMD has not published guidance for relating project PM₁₀ emissions to the CAAQS; therefore, evaluation of potential redevelopment related PM₁₀ emissions for significance relative to the CAAQS is not done.

The region is currently non-attainment for PM₁₀, with regular and frequent violations of the 24-hour State standard occurring over the past five years, and the State 24-hour PM₁₀ standard is sometimes exceeded in the vicinity of construction sites during construction. Air pollution-sensitive land uses and activities adjacent to construction sites may also be exposed more frequently to ambient dust concentrations that exceed the ambient

standards. In order to reduce construction-phase dust emissions, standard dust abatement measures are routinely required by the City as a part of the development permit process.

All grading activities associated with site development within the City of Sacramento are required to follow the Grading Permit requirements defined in the City's Grading, Erosion, and Sediment Control Ordinance 93-068 (GESC). The City GESC Ordinance defines the requirements for grading plans, erosion and sediment control plans, housekeeping practices as well as standards for cuts, fills, setbacks, drainage and terracing, and erosion control. Dust and soil erosion and sediment control measures before, during, and after the construction phase of development are required. Implementing accepted dust control practices, revegetating or covering exposed soils with straw or other materials, constructing ingress/egress roads and adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways, covering trucks containing loose and dry soil, and providing interim drainage measures during the construction period are measures intended to minimize soil erosion and fugitive dust emissions. These measures are consistent with dust emission reduction measures recommended by the SMAQMD, and will reduce PM₁₀ to below levels of significance.

Cumulative impacts of development in the Del Paso Nuevo Special Planning District were previously considered at the time of the Master Plan adoption. The Phase IV activities would not encourage development beyond that considered in the DPN MND, or the SGPU EIR and the Council's Findings and Statement of Overriding Considerations for the General Plan Update.

- e) Phase IV activities consists of single family residential development that will not create objectionable odors.

Section IV: Biological Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			x	

Environmental Analysis

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			x	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			x	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				x
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			x	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				x

Previous Environmental Review:

The DPN EA/IS addressed potential impacts to biological resources from development in the Del Paso Nuevo project area. Two mitigation measures were adopted for tree resources and White-tailed kites, Swainson's hawks, and other raptor species. No heritage tree species were identified in the area, but a tree survey should be conducted once the tentative map is finalized. DPN EA/IS raptor mitigation measure 3.11.2 shall be implemented for this Phase IV project.

Discussion of Checklist Answers:

a-d,f) On August 7, 1997, Foothill Associates conducted a biological resource field assessment of the approximate 154-acre proposed Del Paso Nuevo master-planned neighborhood, located in Del Paso Heights. The purpose of the survey was to provide baseline information regarding biological resources on the site, to determine potential impacts to these resources, and provide recommendations to mitigate potential impacts.

Except for riparian areas along Arcade Creek, the majority of the project area has been previously graded for residential or commercial development. The closest jurisdictional waters of the United States is Arcade Creek, which abuts the southern boundary of the DPNSPD.

The dominant vegetation on the project site consists of artificially irrigated ornamental plantings. Most of the vacant parcels in the Phase IV project area support non-native annual grassland habitat. Most of the developed parcels support a variety of non-native ornamental species including street trees, shrubs, herbaceous flower beds, and lawns. Native trees and shrubs are occasionally interspersed in native landscapes. No records of special state plant species in the Del Paso Nuevo area are included in the California Natural Diversity Data Base (CNDDDB, 1997).

Based on an evaluation of the suitability of onsite habitats to support special-status wildlife species, Swainson's hawk and other special-status species of raptors, including Cooper's hawk, sharp-shinned hawk, white-tailed kite, and northern harrier were determined to potentially occur on the project site as periodic foragers. Although the project site's open lands represent potential Swainson's hawk foraging habitat, and hawks could forage periodically, the urban nature of the project site and its discontinuous patches of open ruderal parcels likely limit this species' use of the site. White-tailed kites may nest in the riparian habitats associated with Arcade Creek, while other raptor species, which include red-tailed hawks, great horned owls, and red-shouldered hawks may nest in upland trees on the property. Although not observed and regular discing likely precludes presence, burrowing owls could nest in the ruderal areas on the site.

Swainson's Hawks occupy nests generally from March 1st to September 15th. The State Department of Fish and Game (DFG) Code 3503.5 dictates that no bird of prey or their nest shall be disturbed. DFG interprets this law to include nests that are occupied or unoccupied, since hawks can reoccupy the same nest year after year. Because construction activities during the breeding season could disturb nesting birds, the following measure adopted in the DPN EA/IS shall be implemented to ensure that birds are not disturbed:

IV-3 Mitigation Measure 3.11.2 of the DPN EA/IS shall be implemented as follows:

- 1. If construction activities (including grading) are scheduled to occur between August 15 and March 1, no Swainson's hawks surveys are required, as the birds would not normally be present at the nesting territories during that period; OR*
- 2. If construction activities (including grading) are scheduled to occur between March 1 and August 15, a two-phase pre-construction survey (at intervals of 30 days prior to, and 14 days prior to, commencement of construction activities) of areas within 1/4 mile of the site shall be performed by a qualified raptor biologist*

(acceptable to the City and DFG, and funded by the project sponsor). Based on the results of this survey, the following measures will be implemented:

- a. If no active Swainson's hawk nests are found, no further actions are required. Nests of the year (those nests determined to be active Swainson's hawk nests) will be considered inactive if young have fledged (usually during July) or the nesting effort is abandoned due to other factors not associated with this project, and no further action will be required after these events.*
- b. If an active Swainson's hawk nest is found within 1/4 mile of the project site but not in a direct line of sight to the project site, the biologist shall observe the birds for one week, recording any observable responses to potentially disruptive stimuli (e.g. loud noises, other construction projects, disturbance from humans). Considering these observations, the biologist shall make an assessment of whether or not project construction poses a substantial risk of disrupting the nesting effort. If the assessment is that the risk is not substantial, the biologist's report shall be forwarded to the City and DFG. Construction may begin upon approval by DFG. If the assessment is that the risk is substantial, then monitoring as described below in (c) shall be performed.*
- c. If an active Swainson's hawk nest is found within 1/4 mile of the site and in a direct line of sight to the project site, then the biologist shall observe the nest as long as it is active and whenever construction is proceeding, recording any observable responses to potentially disruptive stimuli (e.g. loud noises, other construction projects, increases in construction activities). These observations shall occur daily during the first week, tapering off to weekly observations. If construction activities increase, the frequency of observations should increase correspondingly.*

If at any time after the first month of monitoring, the biologist finds that the birds are exhibiting no significant reactions indicating that the construction poses a substantial risk of nest disruption, the biologist shall prepare a report documenting those conclusions with a recommendation to stop monitoring or reduce the intensity of monitoring. The report shall be forwarded to the City and DFG. The recommendation shall be adopted upon approval by DFG.

During the construction period (until August 15 or fledging), unless other recommendations have been adopted per the preceding paragraph, the project sponsor shall allow the biologist to stop any contractor's work causing adverse reaction by a Swainson's hawk (e.g. startle, flushing). Any work on the project site may continue as long as the biologist sees that the birds are not exhibiting an adverse reaction to that type of work.

Weekly reports during the first month, and as needed thereafter, shall be submitted to the City and DFG while the above monitoring is underway, and either agency may observe the biologist's work in the field at any time.

3. *Hacking as a substitute for avoidance of impacts during the nesting period may be used in unusual circumstances after review and approval of a hacking plan by DFG Environmental Services Division and DFG Wildlife Management Division. Proponents who propose hacking will be required to fund the full costs of the effort, including any telemetry work specified by the Department of Fish and Game.*
- e) Heritage trees are defined by the Sacramento Tree Ordinance as healthy trees of any species having a trunk circumference of 100 inches (32 inches diameter) or more measured 4.5 feet above ground level, any native oak trees having a single or combined circumference of 36 inches or greater (12 inches diameter), or any tree or grove of trees designated by the City Council to be of special historical or environmental significance.

The DPN EA/IS identified "Impact 3.11.1: The project area contains several trees that would be regulated under the City of Sacramento Heritage Tree Ordinance." Mitigation Measure 3.11.1 was adopted to reduce potential impacts on "Heritage" trees, and shall be implemented as follows:

IV-2 A tree survey shall be conducted to the satisfaction of the City Arborist. If heritage trees are identified, mitigation measure 3.11.1 of the DPN EA/IS shall apply as follows:

1. *To the extent feasible, existing heritage trees shall be retained and incorporated into the proposed development and/or landscaping plans; or,*
2. *If heritage trees cannot be avoided and will likely be removed, a certified arborist should conduct a tree survey to identify the diameter at breast height (DBH), height, location, and health of the trees to be removed. This information is required for a permit to remove the trees. Recommendations for tree planting/replacement ratios and appropriate planting sites would also be included in this report.*

With the previously adopted mitigation measures, the Phase IV activities and subsequent activities would have a **less than significant impact** on biological resources.

Section V: Cultural Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historic resource as defined in Section 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Previous Environmental Review:

The DPN EA/IS addressed potential impacts to cultural resources from development in the Del Paso Nuevo project area. The Del Paso Nuevo project involves infrastructure improvements and plans for development that would involve demolition or moving of existing structures, and earth moving activities for infrastructure improvements and new construction. A report prepared by Cultural Resources Unlimited and Historic Environment Consultants evaluated the significance of cultural values of subject area properties in accord with current local, state and federal environmental law.

Discussion of Checklist Answers:

- a) The project site currently contains a mixture of pre-1960 houses, a number of houses constructed within the last 15 to 20 years, and many vacant lots, most of which obviously once contained structures that have since been razed or relocated. The remaining houses were largely constructed during the years between 1930 and 1950. Of the structures located on the parcels, none appeared to meet Eligibility Criteria for listing on the National Register. The structures may be defined as follows: based upon limited architectural importance and historical associations of significance, and diminished physical integrity, there do not appear to be any buildings, or groups of buildings as districts, that meet eligibility criteria for listing in the National Register of Historic Places within the project area. The proposed Phase IV project would have a *less than significant impact* on historic resources.
- b-d) The physical environment of the Phase IV project area has been greatly altered by human modification over the past 150 years. Specifically, the urbanization of the City of Sacramento has greatly altered the pre-1850 environment. On a larger scale, the

deposition of deep alluvial soils over the past 10,000 years has buried any early archaeological resources.

The Phase IV site is located in an existing urbanized area, which has been developed with residential uses. The Phase IV site is not located in a Primary Impact Area as defined by the SGPU EIR (Page V-5), and no evidence of prehistoric use was noted anywhere in the DPNSPD. The proposed Phase IV project would have a *less than significant impact* on pre-historic resources.

There are a few remnants of buildings located on a few vacant parcels or portions of parcels, characterized by cement pads, walkways, or foundations. Other areas revealed scatters of ceramic and glass fragments, but many also appeared to have been from dumping. The various remnants that do exist appeared to be remains of small houses, garages, or sheds. Object finds appeared to be parts of water pumps, sewer and drainage pipes, and remnants of orchards or gardens. Two lot areas near Norwood Avenue contained both bamboo and mature Tree of Heaven plants, along with a few shards of glazed pottery and china which may have been of Asian origin, possibly indicating use by members of an Asian community. No names suggesting Asian origin were noted in available records.

Other finds included numerous scatters of broken artifacts such as glass and pottery shards; scraps of metal, some rusted; broken concrete, brick, or rock. Whether these remains were from the residences of the inhabitants of this land, or whether they were brought in and dumped could not be accurately determined. In several instances the dumping appeared as a somewhat definite mound or collection, others were more widely scattered. The fact that most of these vacant lots have been disced, while resulting in good visibility, also resulted in small items being rather evenly scattered almost throughout the lot areas. None of the above remains gave evidence of an intact deposit or dump area that might yield any important information. No evidence of any historically significant person or activity could be found for any of these parcels, thus the proposed project would have a *less than significant impact* on archaeological resources.

The City has a standard construction requirement that should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues. (Such measures could include, but are not limited to, researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. In addition, Section 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code requires that in the event of the discovery of any human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

Section VI: Geology and Soils

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)			x	
ii) Strong seismic ground shaking?			x	
iii) Seismic-related ground failure, including liquefaction?			x	
iv) Landslides?			x	
b) Result in substantial soil erosion or the loss of topsoil?			x	
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			x	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			x	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				x

Previous Environmental Review:

The DPN EA/IS and SGPU EIR addressed impacts to geology and soils, and the DPN EA/IS determined that the DPN activities would result in a less than significant impact with adherence to City requirements.

Discussion of Checklist Answers:

- a) The proposed subdivision development could be exposed to potentially damaging seismically-induced ground shaking. However, no known active faults occur in or adjacent to the City of Sacramento. During the past 150 years, there has been no documented movement on faults within Sacramento County, although the region has experienced numerous instances of ground shaking originating from faults located to the west and east. According to the *Preliminary Map of Maximum Expectable Earthquake Intensity in California*, prepared by the California Department of Mines and Geology, Sacramento is located near the border between the "low" and "moderate" severity zones, representing a probable maximum earthquake intensity of VII on the Modified Mercalli Scale. In Sacramento, the greatest intensity earthquake effects would come from the Dunnigan Hills fault, Midland fault, and the Foothill Fault System. The maximum credible earthquake for those faults is estimated at 6.5 on the Richter-scale. Currently, the City requires that all new structures be designed to withstand this intensity level.

The subdivision and infrastructure improvements could be exposed to impacts from liquefaction of subsurface soils. Liquefaction of soils could result in partial or complete loss of support that could damage or destroy buildings or facilities. Liquefaction is the loss of soil strength due to seismic forces acting on water-saturated, granular material that leads to a "quicksand" condition generating various types of ground failure. The potential for liquefaction must account for soil types, soil density, and groundwater table, and the duration and intensity of ground shaking. Earthquakes of the magnitude expected to emanate from any of several nearby faults would be strong enough in the Phase IV project area to induce liquefaction in susceptible sand layers.

The City of Sacramento has adopted policies as a part of the General Plan Health and Safety Element that mitigate seismic related hazards, including liquefaction. These policies require that the City:

- 1) protect levees and property from unacceptable risk due to seismic and geologic activity or unstable soil conditions to the maximum extent feasible;
- 2) prohibit the construction of structures for permanent occupancy across faults;
- 3) require reports and geologic investigations for multiple story buildings; and
- 4) ensure the use of Uniform Building Code requirements that recognize State and federal earthquake protection standards in construction.

Development in the Phase IV project would not occur across any currently identified fault. The policies listed above are required for new construction projects and reduce potential seismic impacts to *less than significant* levels.

- b) The project site is gently undulating terrain, and the proposed Phase IV activities will result in the excavation, displacement, backfill, and compaction of soil to provide for proper drainage and road and subdivision improvements. Wind and water soil erosion could occur during construction. Phase IV will also result in demolition of existing structures to accommodate residential lots, which will result in additional grading, compaction, and overcovering of exposed soils. Increases in the volume and rate of water runoff during construction may increase offsite soil erosion. Adequate on-site drainage facilities will be required at the project level. Soil erosion would be limited to the construction period of the proposed improvements. This impact would be temporary and would be controlled by standard grading practices.

All grading activities associated with site development within the City of Sacramento are required to follow the Grading Permit requirements defined in the City's Grading, Erosion, and Sediment Control Ordinance 93-068 (GESC). The City GESC Ordinance defines the requirements for grading plans, erosion and sediment control plans, housekeeping practices as well as standards for cuts, fills, setbacks, drainage and terracing, and erosion control. These requirements ensure that development sites are graded such that new topography makes a smooth transition to existing adjacent topography. City Ordinance includes grading requirements that control excessive runoff during construction. Developers are required to carry out dust and soil erosion and sediment control measures before, during, and after the construction phase of development. This general permit requires the permittee to employ "Best Management Practices" (BMP's) before, during, and after construction. The City has a list of BMP's necessary to accomplish the goals of this permit, approved by the City's Department of Utilities, Engineering Services Division before beginning construction. *No significant impact* is anticipated to occur due to required compliance with the City's Grading, Erosion, and Sediment Control Ordinance.

- c-e) Site topography is undulating, and there are no outstanding topographic or ground surface relief features on the site which would be disturbed as a result of the proposed Phase IV activities. The project area is underlain by Pleistocene Alluvium (Victor Formation) deposits (SGPU EIR, T-2), which forms a broad plain between the Sacramento River and the foothills of the Sierra Nevada mountains. It is a complex mixture of consolidated, ancient river-borne 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 moderate-to-low rate of rainwater infiltration. Exhibit T-4 of the SGPU EIR further indicates that the subject site correlates with the San Joaquin soil type, a moderately deep, well-drained soil underlain by cemented hardpan. These soils are characterized as nearly level to gently rolling on low terraces and in basins of low terraces.

Soils that have limitations for structural loading, i.e. weak or expansive soils, are scattered throughout the City. These limitations can usually be overcome through soil importation or specially engineered design for specific project construction. Adequate engineering studies will be required at the project level. The proposed Phase IV activities would have a *less than significant impact* on landslides or mudflows, erosion or changes in topography, expansive soils, or unique geologic or physical features.

Section VII: Hazards and Hazardous Materials

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				x
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			x	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				x
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				x
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				x
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?				x

Environmental Analysis

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				x
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				x

Previous Environmental Review:

The DPNEA/IS addressed impacts to hazards and hazardous materials, and determined that the DPN plan activities would result in a less than significant impact with adherence to City and State requirements

Discussion of Checklist Answers:

- a,c) There are no proposed commercial or industrial uses within the Phase IV residential project.
- b,d) The Phase IV project does not involve unique or unusual human health concerns. Phase IV activities are not expected to result in the exposure of people to additional health hazards such as disease or exposure to hazardous materials. Potential impacts on public health and safety would stem from interactions between workers or the public and the hazardous materials and wastes present on the site. Construction activities could involve excavation and other ground preparation activities. Demolition activities could involve earthwork and in some cases excavation. However, due to the residential history of the site, no contamination is anticipated within any proposed roadway rights-of-way or other properties.

The proposed project involves the moving or demolition of some homes and ancillary structures. The demolition of older buildings could expose construction workers and the public to carcinogenic asbestos fibers. Asbestos may be present in a variety of forms in the existing structures. If "friable," it could become loose and airborne where it can be inhaled. Loose insulation, ceiling panels, and brittle plaster could be sources of friable asbestos. Non-friable asbestos is generally bound to other substances such that it does not become airborne under normal conditions. In most cases, asbestos in older structures is contained in linoleum, insulation, and similar building materials. These non-friable materials do not present an intrinsic health hazard by their mere presence, because the asbestos is encapsulated in another material. However, any activity that involves

manipulation of these materials (i.e., cutting, grinding, or drilling) could release hazardous airborne asbestos fibers.

The City requires that if asbestos fibers are suspected or identified in soils or existing building materials, then additional sampling must be performed prior to any demolition activities to identify asbestos-containing materials that may be contained in building materials or obscured behind walls, above ceilings, and beneath floors. Demolition activities affecting asbestos-containing material shall be performed by a licensed asbestos abatement contractor with properly trained personnel in accordance with all applicable federal, state, and local regulations. Existing federal, state, and local regulations would mitigate any potential impacts on the Phase IV site to a *less than significant* level.

- e,f) The Phase IV project site is not located within safety hazard areas of either private or public airports.
- g) The proposed Phase IV project would not interfere with either an adopted emergency response plan or an emergency evacuation plan. No routes used for emergency access and response would be adversely affected by the project.
- h) The proposed Phase IV project would not create an increased fire hazard in areas with flammable brush, grass, or trees.

Section VIII: Hydrology and Water Quality

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			x	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				x

Environmental Analysis

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			x	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			x	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted water?			x	
f) Otherwise substantially degrade water quality?			x	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				x
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				x
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				x
j) Inundation by seiche, tsunami, or mudflow?				x

Previous Environmental Review:

The DPN EA/IS addressed impacts to hydrology and water quality, and determined that the DPN plan activities would result in a less than significant impact with adherence to City, State and Federal requirements.

Discussion of Checklist Answers:

- a,f) The proposed project construction would include temporary earth disturbing activities. This could result in increases in soil erosion leading to increased sediment loads in storm runoff, which could adversely affect receiving water quality. Construction activities may also contribute organic pollutants during the construction of infrastructure and improvements. Additional contamination may occur from increased traffic as a result of buildout of the subdivision, which may contribute grease, oils, and other materials that may contaminate runoff from streets and driveways.

As of October 1, 1992, general storm water discharge permits are required by the State for storm water discharges associated with construction activities involving the disturbance of five acres or more. Landowners are responsible for obtaining and complying with the permits, but may delegate duties associated with them to developers and contractors by mutual consent.

Permit applicants are required to prepare, and retain at the construction site, a Storm Water Pollution Prevention Plan (SWPPP) which includes a description of (1) the site, (2) erosion and sediment controls, (3) means of waste disposal, (4) implementation of approved local plans, (5) control of post-construction sediment and erosion control measures and maintenance responsibilities, and (6) non-storm water management controls. Dischargers are also required to inspect their construction sites before and after storms to identify storm water discharge associated with construction activity and to identify and implement controls where necessary.

The City conditions all construction activities that will disturb five acres or more of land. A Notice of Intent for coverage must be filed and requirements contained in the State General Construction Activity Storm Water Permit must be complied with. All erosion, sediment, and pollution control measures to be implemented must be approved by the City's Department of Utilities prior to the commencement of construction activities. In addition, staging of heavy equipment must be established so that spills of oil, grease or other petroleum by-products are not discharged into the stream course. All machinery must be properly maintained and cleaned to prevent spills.

All grading activities associated with site development within the City of Sacramento are required to follow the Grading Permit requirements defined in the City's Grading, Erosion, and Sediment Control Ordinance 93-068 (GESC). The City GESC Ordinance defines the requirements for grading plans, erosion and sediment control plans, housekeeping practices as well as standards for cuts, fills, setbacks, drainage and terracing, and erosion control. The GESC includes grading requirements that control excessive runoff during construction. Dust and soil erosion and sediment control measures must be implemented before, during, and after the construction phase of development. Implementing accepted dust control practices, revegetating or covering exposed soils with straw or other materials, constructing ingress/egress roads and adopting measures to prevent construction vehicles from tracking mud onto adjacent

roadways, covering trucks containing loose and dry soil, and providing interim drainage measures during the construction period are measures are intended to minimize soil erosion and fugitive dust emissions.

This general permit requires that "Best Management Practices" (BMPs) be employed before, during, and after construction. The City has a list of BMPs necessary to accomplish the goals of this permit, approved by the City's Department of Utilities before beginning construction. The primary objective of the BMPs is to reduce nonpoint source pollution into waterways. These practices include structural and source control measures for residential and commercial areas and BMPs for construction sites. Components of the BMPs include:

- Maintenance of structures and roads
- Flood control management
- Comprehensive development plans
- Grading, erosion and sediment control ordinances
- Inspection and enforcement procedures
- Educational programs for toxic material management
- Reduction of pesticide use
- Specific structural and non-structural control measures

BMP mechanisms minimize erosion and sedimentation, and prevent pollutants such as oil and grease from entering the stormwater drains. The Department of Utilities approves BMPs before construction begins. Minor increases in soil erosion leading to increased sediment loads in storm runoff from infrastructure improvements and development would be temporary and would be controlled by standard grading practices and the require BMPs, resulting in a *less than significant* impact.

- b) The proposed Phase IV project would not affect the direction or rate of flow of groundwater or surface water. Water supplies are provided by the City of Sacramento through a system of pipelines that currently exist within the streets, or are being installed and upgraded as a part of the project. Project development will not require new withdrawals from groundwater sources or affect aquifers by cuts or excavations. The City does not rely on groundwater in this area for its source of public water supply. As such, the project has *no effect* on groundwater used for public water supplies.
- c-e) The project site is part of a 450-acre watershed draining to Arcade Creek. Arcade Creek flows along the southern boundary of the site. The existing drainage system has been upgraded as a part of the DPN Master Plan to meet City standards and criteria, and site drainage infrastructure will tie into the new drainage system and detention basins. The system is designed to carry 10-year storm runoff in drains; route 100-year storm runoff through streets into detention basins and into storm drainage pipelines; use parks for conjunctive use of storm water detention; mitigate increased runoff from proposed

buildout; and accommodate existing overland 100-year runoff from outside the project area. Although development enabled by the proposed project would result in changes in absorption rates, drainage patterns, an increase in the amount of surface runoff and the amount of surface water, the existing drainage system will accommodate proposed development on the site. The proposed project would not result in a change in the direction of flow within local water bodies, and would have a *less than significant impact* on drainage patterns and Arcade Creek.

- g-i) The site is in the FEMA 500-year flood Zone "X" (Map Number 060266 0005F, revised 7-6-98) with no underlying designation. The proposed Phase IV project would not expose people or property to water-related hazards such as flooding.
- f) The Phase IV project area is not in a coastal zone and the topography is gently undulating, therefore there is no hazard from seiche, tsunami, or mudflow.

Section IX: Land Use and Planning

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				x
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				x
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				x

Previous Environmental Review:

The DPN EA/IS addressed land use and planning, and determined that the Del Paso Nuevo Project plan amendments would be generally consistent with existing general plan designations, zoning, and adopted plans and policies, reducing residential intensities and providing increased residential support uses. The Del Paso Nuevo Project would be compatible with existing land uses in the project area, and would intensify but not significantly modify the existing physical arrangement of the community by removing barriers to growth.

Discussion of Checklist Answers:

a,b) The Phase IV subdivision improvements will not result in a substantial alteration of the present use of the area, and is consistent with planned uses. The area is currently developed as low density/rural residential. Development in accordance with existing land use regulations will alter the low-density nature of the subdivision site to suburban single family development densities.

A planning director's special permit is required for single-family detached residential development on property zoned R-1A-SPD in the Del Paso Nuevo Special Planning District (SPD). The city's design review process applies to all new construction projects, and the development must conform to the comprehensive Del Paso Nuevo Special Planning District Development Guidelines (Ord. 99-015 § 5-1.5-A). The general goals for properties within the Del Paso Nuevo SPD, as outlined in City Code Section 17.112.010, are as follows:

- 1) New development shall incorporate planning principles of "new urbanism" with public and commercial facilities clustered in the neighborhood core, and with residential densities radiating outward from the core.
- 2) Development shall view the neighborhood as a cohesive unit.
- 3) The neighborhood should be compact and pedestrian-oriented, forming identifiable areas that encourage citizens to take responsibility for their maintenance and evolution.
- 4) Building densities and land uses should be designed to encourage transit usage.

The proposed Phase IV project would be consistent with General Plan and Community Plan designations, zoning, and adopted plans and policies, and would not adversely impact the physical arrangement of the North Sacramento community.

c) The Phase IV project area is urban land habitat and no habitat conservation or natural communities conservation plans would be affected by development.

Section X: Mineral Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				x

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				x

Discussion of Checklist Answers:

a-b) The proposed Phase IV project would not result in the loss of availability of a known mineral resource or a locally-important mineral resource recovery site. The project site encompasses a residential community.

Section XI: Noise

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			x	
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			x	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			x	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			x	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				x

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				x

Previous Environmental Review:

The DPN EA/IS addressed noise impacts, and determined that no increases in noise levels beyond those anticipated in the General Plan would occur as a result of the proposed project, and the project is not expected to expose people to severe noise levels greater than incremental increases in traffic noise that were previously considered in the SGPU EIR.

Discussion of Checklist Answers:

a,c,d) Increased vehicular traffic resulting from roadway improvements and the subdivision development may incrementally increase ambient noise levels on arterial streets. Construction related noise impacts could exceed acceptable levels and have potentially significant short-term impacts on nearby sensitive receptors. Construction noise represents a temporary impact on ambient noise that will terminate upon completion of the project, and is mitigated by the City's Noise Ordinance. Construction activities, including the erection, excavation, demolition, alteration, or repair of any building or structure, are conditionally exempt from the Noise Ordinance. Construction activities are exempt from the noise standard from 7:00 a.m. to 6:00 p.m. Monday through Saturday, and from 9:00 a.m. to 6:00 p.m. on Sunday. Internal combustion engines that are not equipped with suitable exhaust and intake silencers that are in good working order are not exempt.

The proposed Phase IV project is not expected to expose people to severe noise levels greater than incremental increases in traffic noise that were previously considered in the SGPU EIR and DPN EA/IS. The subdivision is located away from any arterial roadways, and South, Hayes and Taylor avenues are local collectors with a minor level of traffic. The City's land use noise compatibility guidelines identify a "normally acceptable" range up to 60 dBA for residential which would not be anticipated to be exceeded in this location. Current construction methods with double paned windows and wall insulation typically reduce interior noise levels 30 to 35 dBA or more.

Therefore, the proposed Phase IV project would not result in a significant change in noise levels, nor expose people to significant noise levels. No increases in noise levels beyond those anticipated in the SGPU EIR or exposure to significant noise levels would occur as a result of the Phase IV project.

- b) The proposed construction would not require pile driving, the major source of groundborne vibrations and noise levels. Demolition of existing structures and construction activities will not expose people, historic structures, or archaeological sites to excessive groundborne vibration or groundborne noise levels.
- e,f) The Phase IV project area is not located within two miles of either private or public airports.

Section XII: Population and Housing

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			x	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			x	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			x	

Previous Environmental Review:

The DPN EA/IS addressed impacts to population and housing, and determined that the DPN plan activities would result in a less than significant impact.

Discussion of Checklist Answers:

- a) There is no change in land use or zoning proposed as part of the Phase IV project, and new infrastructure improvements/extensions are provided specifically for access to the planned housing development. The proposed Phase IV project would not result in changes in population beyond those identified in regional and local population projections, nor induce substantial growth.
- b,c) Providing ownership housing opportunities for persons of low- and moderate-incomes is an objective of the Project. The project provides for the development of 86 single family residential lots. In order to complete Phases III, IV and V, twenty-nine (29) low/moderate income dwelling units and 74 bedrooms were identified for demolition to accommodate the capital improvements and the subdivisions. Legally, the Agency is required to identify and adopt a plan for replacing housing within a specified period of

time, which was adopted in November 2003. Because the Agency is using both redevelopment funds and federal funds, the replacement housing plan addresses the legal requirements of both funding sources when replacing housing. The Agency has chosen to replace all lost units, regardless of affordability level of the household.

California statutes require redevelopment agencies to replace low and moderate-income housing lost to residential use if that action involved either a development agreement or financing by the agency. The specific provision of the California Health and Safety Code (Sec. 33413) is as follows:

"Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as a part of a redevelopment project which is subject to a written agreement with the agency or where financial assistance has been provided by the agency, the agency shall, within four years of the destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to person and families of low- or moderate-income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the agency. When dwelling units are destroyed or removed after September 1, 1989, 75 percent of the replacement dwelling units shall replace dwelling units available at affordable housing cost in the same income level of very low-income households, lower income households, and persons and families of low- and moderate-income, as the persons displaced from those destroyed or removed units. When dwelling units are destroyed or removed on or after January 1, 2002, 100 percent of the replacement dwelling units shall be available at affordable housing cost to persons in the same or a lower income category (low, very low, or moderate), as the persons displaced from those destroyed or removed units."

The Agency is committed to replacing all units demolished within the period beginning one year prior to the adoption of the replacement housing plan and no later than three years after the commencement of demolition. The required Replacement Housing for this project will be created within three years of the removal or demolition of the existing units, approximately April, 2005 to comply with both federal and state guidelines.

The proposed project will not significantly reduce the supply of low- and moderate-income housing. All low- and moderate-income housing stock removed due to Agency involvement will be replaced through Agency programs. Therefore, *no significant impacts* on housing would occur as a result of the proposed Phase IV project.

Section XIII: Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental

impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

Previous Environmental Review:

The DPN EA/IS and SGPU EIR addressed impacts to public services, and determined that the DPN plan activities would result in a less than significant impact with adherence to City requirements.

Discussion of Checklist Answers:

a-e) The City’s General Fund and other special collections such as Measure G, state school funds and developer fees provide the financial support to achieve basic safety, school, library and park services. The City does not recognize the level of provision of these services as physical environmental impacts. The City views police, fire, school, maintenance of public facilities, library and park services as basic social services to be provided by the City. The level of service is based in part on the economic health of the service provider, in this case, the City of Sacramento.

Police/fire personnel, schools, libraries, and parks provide a wide range of services that are affected by population increases. These services, however, are not impacted by physical environmental effects created by the proposed Phase IV project. Section 15382 of the California Environmental Quality Act Guidelines defines a significant effect on the environment as a substantial or a potentially substantial adverse change in any of flora, fauna, ambient noise, and/or objects of historic or aesthetic significance. An economic or social change is not by itself considered a significant effect on the environment.

a) Fire protection and emergency medical services. Fire protection and emergency medical services for the project area are provided by the Sacramento Fire Department (SFD). Fire stations are located so as to provide a maximum effective service radius of two

miles. The primary fire station serving the site is Station 20, located at 300 Arden Way approximately 1.5 miles south. In the event of a major catastrophe, SFD has agreements with all agencies (automatic aid) within the Sacramento County as well as agencies with contiguous boundaries to Sacramento County. In addition, the City of Sacramento Fire Department has entered into agreements with the California State Office of Emergency Services.

Implementation of the project will result in a minor increase the demand for fire protection and emergency services. The subdivision project is required to incorporate design features identified in the Uniform Building Code and the Uniform Fire Code. Both the Police Department and the Fire Department are given the opportunity to review and comment on the design of any proposed project that could affect public or fire safety. The incorporation of fire safety measures required by the Uniform Building Code and the Uniform Fire Code and City permitting requirements are expected to reduce any physical public safety impacts associated with the Project to a *less than significant* level.

- b) Police. The City of Sacramento Police Department furnishes police protection services within the City of Sacramento. The Police Department maintains three stations. The Central Station is downtown at 6th and I Streets, the second station is at 29th Avenue and Franklin Boulevard (the Joseph E. Rooney Police Facility), and the third is located at Marysville Boulevard and Grand Avenue (William J. Kinney Police Facility). The Department also maintains numerous Resource-Service Centers throughout the City.

The Department takes an active role in crime prevention through the Crime Prevention through Environmental Design Program. This program requires new development to coordinate with the Community Resources Division of the Police Department to facilitate public safety through appropriate design of new residential and commercial developments. The incorporation of safety measures required by the Uniform Building Code and City permitting requirements and Crime Prevention through Environmental Design Program are expected to reduce any physical public safety impacts associated with the Project to a *less than significant* level.

- c) Schools. The Del Paso Heights School District (DPHSD) and the Grant Joint Union High School District (GUHSD) serve the site. The proposed subdivision project would add up to 32 new elementary students (.37/SF du) to DPHSD and 7 new junior and high school students (.08/SF du) to the GUHSD. The Del Paso Elementary School serves elementary students in the project area, and is currently at or over capacity (Mark Cowden, Del Paso School District, 9/16/97). A new school is planned, and any new students may have to be bussed to another school until the proposed new school is constructed (Cowden, 9/16/97). Grant High School is not considered impacted at this time due to the opening of a new high school in Natomas (Dorothy Takashima, GUHSD, 9/11/97).

Goals and Policies adopted as mitigation measures for the City’s General Plan Update (1988) were determined to mitigate impacts of growth on schools to less than significant levels. These policies and measures are the responsibility of the City to implement.

Section XIV: Recreation

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?			x	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			x	

Previous Environmental Review:

The DPN EA/IS addressed impacts to recreation, and determined that the DPN plan activities would result in a beneficial impact on neighborhood and regional parks or other recreational facilities.

Discussion of Checklist Answers:

a,b) The Del Paso Nuevo project constructed two new parks, Nuevo Park (7.3 acres) and Gateway Park (4.6 acres). Both parks also serve a dual purpose as storm water detention basins during peak storm events. These new parks meet the demand for local parks generated by the proposed subdivision project, and satisfy the Quimby Act requirements for the Master Plan area. The Robertson Center (4.3 acres) and the Robertson Park (4.6 acres) also provide park facilities for existing residents. Under the Master Plan, additional land would be acquired to provide for expansion of Robertson Park by another 5.1 acres. The proposed Phase IV project would not result in any adverse impacts upon the quality or quantity of recreational facilities.

Section XV: Transportation/Traffic

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?			x	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways?			x	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				x
d) Substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				x
e) Result in inadequate emergency access?				x
f) Result in inadequate parking capacity?				x
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				x

Previous Environmental Review:

The DPN EA/IS and SGPU EIR addressed impacts to transportation and circulation in the project area, and determined that total trips generated by buildout in Del Paso Nuevo could be as much as 5,735 below General Plan estimates based on maximum density projections. The City of Sacramento has adopted a *Findings of Fact and Statement of Overriding Considerations for the Adoption of the Sacramento General Plan Update* for cumulative traffic impacts to Norwood Avenue north of I-80, north Rio Linda Boulevard, and I-80. The Del Paso Nuevo Project would reduce the anticipated cumulative traffic impacts to these roadways, and therefore would be within the scope of earlier land use approvals for this area.

Discussion of Checklist Answers:

- a-b) Proposed roadway improvements will be installed per City standards and the Special Planning District that was formed in March of 1998. The proposed subdivision project would generate vehicle trips consistent with what was anticipated with both the General Plan and the DPN EA/IS, and would have a *less than significant effect* on area roadways in the am and pm peak hours.
- c) The proposed Phase IV project has no effect on air traffic patterns.
- d,e) Current conditions in the project area include unimproved, narrow roadways and no access to interior lots. The Phase IV project would widen unimproved roads and provide sidewalks and bike routes to improve pedestrian and cyclist safety within and adjacent to the project boundaries. Local circulation would be improved with new interior subdivision streets. Access for new residents will be to South Avenue and Hayes Avenue, both local collectors with a minor traffic flow. The Phase IV activities would have a *less-than-significant impact* on emergency access and transportation hazards.
- f,g) The DPN Facilities Plan provides for Hayes Avenue to be improved with 10-foot travel lanes and seven- to nine-foot parking lanes in either direction, and a six-foot planter strip and a four-foot sidewalk on either side of the street. This will significantly increase the available parking in the area.

The Phase IV project area is well served by alternative transportation modes. Light Rail Transit runs about two miles south of the project area along Del Paso Boulevard. Transit services are provided to the Phase IV project area by Route 86 on Silver Eagle/Norwood, Route 17 on South Avenue/Norwood, and routes 14 and 16 along Norwood. There are existing bikeways along Norwood Avenue and Altos Avenue, and the 2010 Bikeway Master Plan identifies proposed bikeways along Hayes adjacent to the site, and on Morrison Avenue, Western Avenue, Silver Eagle Road, and Fairbanks Avenue west of Norwood Avenue, and Marysville Boulevard to the east.

The proposed Phase IV project would construct a Class III on-street bikeway on South Avenue adjacent to the project. Subdivision site design, including parking and driveway locations, and alternative transportation modes will be subject to review by the City's Public Works Department. All city departments, including fire and police, review the site design to ensure safe and adequate access. The Phase IV activities would have a *less-than-significant impact* on parking and alternative transportation modes.

Section XVI: Utilities and Service Systems

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Previous Environmental Review:

The DPN EA/IS and SGPU EIR addressed impacts to utilities and service systems, and determined that the DPN plan activities would result in a less than significant impact with adherence to City requirements.

Discussion of Checklist Answers:

a,b,e) Wastewater. The Sacramento Regional County Sanitation District (SRCSD) provides sewage treatment for the City of Sacramento. The SRCSD is responsible for the

operation of all regional interceptors and wastewater treatment plants, while local collection districts maintain the systems that transport sewage to the regional interceptors. From the collection system and regional interceptors, sewage flows ultimately reach the Sacramento Regional Wastewater Treatment Plant (SRWTP), which is located south of the City of Sacramento east of Freeport Boulevard. The SRWTP has an existing treatment capacity of approximately 181 million gallons per day (mgd) of seasonal dry-weather flow and 392 mgd of peak wet-weather flow (SRWTP Master Plan Draft Update, 1995). This expanded capacity is anticipated to serve a projected year 2005 service area population of approximately 1.6 million people.

Existing sewer infrastructure serving the DPN SPA includes local gravity sewers that collect wastewater from all developed parcels in the DPN SPA, and connect to larger gravity feed sewer mains which join the trunk outfall line. Local sewer lines are generally located within right of ways of the street system. Development of the Phase IV subdivision project would be consistent with the planned wastewater flows for the DPN SPA, and capacities are adequate for the proposed use.

- b,d) Water Service. The City of Sacramento provides water service to areas within the City limits from both surface and ground water sources. The City has water rights to 326,800 acre feet of water per year (AFY). Of this, Sacramento Municipal Utility District (SMUD) has rights to 15,000 AFY. About 100,000 acre-feet or 32 percent of available supplies were consumed by the city water users during 1990.

The City's Department of Utilities, Division of Water has a policy of serving all planned developments within the City boundary that are part of the City's General Plan, thereby allowing the City to plan future treatment facilities in advance of the required demand. Eventually, the City's water rights to the Sacramento and American Rivers may be the limiting factor of future development beyond the year 2035; however, treatment capacity is currently the deciding factor in determining a level of significant impact on the City's Water System. The City has adequate water rights to supply anticipated demand within the project area at buildout. Water infrastructure is available adjacent to the Phase IV site and has sufficient capacity for the proposed project. All development within the DPN SPA is required to contribute towards its share of expanding the water treatment facility to accommodate increases in flow through the system, thus water supply impacts are *less-than-significant*.

- c) See Section VIII: Hydrology and Water Quality

- f,g) Solid Waste. The City of Sacramento, Department of Public Works, Solid Waste Division currently collects most of the solid waste in the project area. Waste generated within the City is taken to a transfer station, where a private contractor provides disposal to appropriate landfills consistent with federal, state, and local statutes and regulations. Phase IV activities would not result in growth beyond that anticipated in the general plan and solid waste disposal projections.

The City of Sacramento, Department of Public Works, Solid Waste Division currently collects most of the solid waste in the project area. Waste generated within the City is taken to a transfer station, where a private contractor provides disposal to appropriate landfills consistent with federal, state, and local statutes and regulations. Phase IV activities would not result in growth beyond that anticipated in the general plan and solid waste disposal projections.

The City's Zoning Code includes Recycling and Solid Waste Disposal Regulations, which call for all public/quasi-public developments to create a recycling program which includes a flow chart depicting the routing of recycled materials and a site plan specifying the designing components and storage locations associated with recycling efforts. The proposed Phase IV activities would result in *less than significant* solid waste impacts.

Section XVII: Mandatory Findings of Significance

Does the project have:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) 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?		x		
b) Impacts which 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).			x	
c) Environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		x		

Discussion of Checklist Answers:

- a,b,c) The proposed project is consistent with the City's General Plan, the North Sacramento Community Plan and the Del Paso Nuevo Special Planning District. All potentially significant impacts associated with future development on the site were analyzed and mitigated in the context of the land use approvals. Mitigation measures incorporated for biological resources and air quality would reduce site specific impacts to *less than significant* levels.



MITIGATION MONITORING PLAN DEL PASO NUEVO PHASE IV PROJECT

SACRAMENTO, CALIFORNIA

Prepared By
Gail Ervin Consulting

For the
Sacramento Housing and
Redevelopment Agency
and the

City of Sacramento
Neighborhoods, Planning and
Development Department



Adopted:

MITIGATION MONITORING PLAN

DEL PASO NUEVO PHASE IV PROJECT

The California Environment Quality Act (CEQA) as amended by Chapter 1232 (California 1988: implementing AB 3180, 1988) provides that a decision making body "shall adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment."

The purpose of this mitigation monitoring plan (MMP) is to ensure compliance with and effectiveness of the mitigation measures set forth in the Mitigated Negative Declaration for the Del Paso Nuevo Phase IV Project.

The requirements of this MMP run with the real property that is the subject of the project and successive heirs, and assigns of this real property are bound to comply with all of the requirements of the adopted MMP. Prior to any lease, sale, transfer, or conveyance of any portion of the real property that is the subject of the project, any developer subject to the provisions of this MMP shall provide a copy of the adopted MMP to the prospective lessee, buyer, transferee, or one to whom the conveyance is made. The developer shall not be relieved of its obligations under the MMP if the developer conveys any interest in the site unless the Agency or City agrees in writing to relieve the developer's obligations.

The Sacramento Housing and Redevelopment Agency will be responsible for maintaining records of compliance with this program for the Agency. Where specified, a developer shall provide the appropriate documentation necessary to comply with this MMP.

IV BIOLOGICAL RESOURCES

Impact IV-1 *The project may remove or develop around trees that are regulated under the City of Sacramento Heritage Tree Ordinance.*

Mitigation:

IV-1 The project may remove or develop around trees that are regulated under the City of Sacramento Heritage Tree Ordinance.

To the extent feasible, existing heritage trees shall be retained and incorporated into the proposed development and/or landscaping plans; or,

If heritage trees cannot be avoided and will likely be removed, a certified arborist should conduct a tree survey to identify the diameter at breast height (DBH), height, location, and health of the trees to be removed. This information is required for a permit to remove the trees. Recommendations for tree planting/replacement ratios and appropriate planting sites would also be included in this report.

MITIGATION PROCEDURE		VERIFICATION PROCEDURE
Submit arborist report to City Arborist for review and approval upon completion of tentative map for consideration during the City's entitlement process. Include conditions for any identified heritage trees to be preserved and approved protection methods on all construction plans for this project.		Include a copy of the City Arborist-approved tree survey in the MMP file.
Checked by:	Date:	Checked by:
Comments:		Date:

III AIR QUALITY

Impact III-1 *The project will contribute to construction-related air emissions in a non-attainment air basin. The City of Sacramento is responsible for identifying and mitigating such impacts prior to approval of a tentative map for the project.*

Mitigation:

III-1 The City shall complete an air quality analysis of project construction impacts, and prepare the appropriate CEQA analysis and mitigation to the satisfaction of the SMAQMD prior to tentative map approval.

MITIGATION PROCEDURE		VERIFICATION PROCEDURE
The DDA shall stipulate that all City environmental reviews and adopted mitigation measures must be implemented as a condition of the DDA, which represents a legal contract between the developer and the Redevelopment Agency of the City..		Copy of the DDA and City subsequent environmental review and adopted mitigation measures shall be placed in the MMP file.
Checked by:	Date:	Checked by:
Comments:		Date:

Impact IV-2 White-tailed kites, Swainson's hawks, and other raptor species may nest in the larger trees and riparian habitats on and near the project site. Burrowing owls could nest in the ruderal areas onsite. Active raptor nests are protected under Section 3503.5 of the State Fish and Game code. Construction activities during the breeding season could disturb nesting birds.

Mitigation:

Because construction activities during the breeding season could disturb nesting birds, the following measures should be implemented to ensure that birds are not disturbed:

- IV-2a If construction activities (including grading) are scheduled to occur between August 15 and March 1, no Swainson's hawks surveys are required, as the birds would not normally be present at the nesting territories during that period; OR
- IV-2b If construction activities (including grading) are scheduled to occur between March 1 and August 15, a two-phase pre-construction survey (at intervals of 30 days prior to, and 14 days prior to, commencement of construction activities) of areas within ¼ mile of the site shall be performed by a qualified raptor biologist (acceptable to the City and DFG, and funded by the project sponsor). Based on the results of this survey, the following measures will be implemented:
1. If no active Swainson's hawk nests are found, no further actions are required. Nests of the year (those nests determined to be active Swainson's hawk nests) will be considered inactive if young have fledged (usually during July) or the nesting effort is abandoned due to other factors not associated with this project, and no further action will be required after these events.
 2. If an active Swainson's hawk nest is found within ¼ mile of the project site but not in a direct line of sight to the project site, the biologist shall observe the birds for one week, recording any observable responses to potentially disruptive stimuli (e.g. loud noises, other construction projects, disturbance from humans). Considering these observations, the biologist shall make an assessment of whether or not project construction poses a substantial risk of disrupting the nesting effort. If the assessment is that the risk is not substantial, the biologist's report shall be forwarded to the City and DFG. Construction may begin upon approval by DFG. If the assessment is that the risk is substantial, then monitoring as described below in (3) shall be performed.
 3. If an active Swainson's hawk nest is found within ¼ mile of the site and in a direct line of sight to the project site, then the biologist shall observe the nest as long as it is active and whenever construction is proceeding, recording any observable responses to potentially disruptive stimuli (e.g. loud noises, other construction projects, increases in construction activities). These observations shall occur daily during the first week, tapering off to weekly observations. If

construction activities increase, the frequency of observations should increase correspondingly.

If at any time after the first month of monitoring, the biologist finds that the birds are exhibiting no significant reactions indicating that the construction poses a substantial risk of nest disruption, the biologist shall prepare a report documenting those conclusions with a recommendation to stop monitoring or reduce the intensity of monitoring. The report shall be forwarded to the City and DFG. The recommendation shall be adopted upon approval by DFG.

During the construction period (until August 15 or fledging), unless other recommendations have been adopted per the preceding paragraph, the project sponsor shall allow the biologist to stop any contractor's work causing adverse reaction by a Swainson's hawk (e.g. startle, flushing). Any work on the project site may continue as long as the biologist sees that the birds are not exhibiting an adverse reaction to that type of work.

Weekly reports during the first month, and as needed thereafter, shall be submitted to the City and DFG while the above monitoring is underway, and either agency may observe the biologist's work in the field at any time.

IV-2c Hacking as a substitute for avoidance of impacts during the nesting period may be used in unusual circumstances after review and approval of a hacking plan by DFG Environmental Services Division and DFG Wildlife Management Division. Proponents who propose hacking will be required to fund the full costs of the effort, including any telemetry work specified by the Department of Fish and Game.

Entities Responsible for Ensuring Compliance:

- The City of Sacramento, Department of Planning and Development
- The City of Sacramento, Department of Public Works
- The State of California, Department of Fish and Game (DFG)

Monitoring Program:

If construction activities are scheduled to occur between August 15 and March 1, no Swainson's hawk surveys are required.

If construction activities are scheduled to occur between March 1 and August 15, then the following must occur:

1. Prior to the issuance of a Notice to Proceed by the Public Works Department and prior to the issuance of any Building Permit by the Building Division, the applicant shall provide a two-phase pre-construction Swainson's Hawk active nest survey per the above mitigation measure. If the survey indicates that no active nest sites are within ¼ mile, then construction may proceed.

If the biologist determines that an active Swainson's Hawk nest site is within ¼ mile of the project site and the nest may be impacted by certain noise generating construction activities (i.e., pile driving, certain grading operations, etc.), then the following must occur:

- A) The biologist shall make an assessment of whether or not project construction poses a substantial risk of disrupting the nesting effort. If the biologist assesses that the risk is not substantial, the biologist's report shall be forwarded to the City and the Department of Fish and Game. Construction activities may proceed upon approval by DFG.
 - B) If the biologist assesses that the risk is substantial, then additional monitoring as described in the mitigation measure above (and in the monitoring program below) shall be performed.
 - i. The biologist shall observe the active nest while construction is proceeding and shall record all observations. If the biologist observes that the nest and birds are not being affected by construction activities, then a report shall be prepared which documents the observations and recommends to stop monitoring or reduce the intensity of monitoring. The recommendation shall be adopted upon approval by DFG.
2. During the construction period (until August 15 of fledging), unless other recommendations have been adopted per the biologist's reports and DFG approval, the project sponsor shall allow the biologist to stop any work causing adverse reaction by a Swainson's hawk. Any work on the project site may continue as long as the biologist sees that the birds are not exhibiting an adverse reaction to that type of work.
 3. Weekly reports during the first month, and as needed thereafter, shall be submitted to the City and DFG while the above monitoring is underway, and either agency may observe the biologist's work in the field at any time.
 4. A note shall be placed on the building permit plans (specifically site plans and structural drawings) indicating the need for a CDFG approved raptor biologist to be on-site during construction activities.
 5. If the project applicant proposes to utilize hacking as a substitute for avoidance, the project proponent must coordinate with the Department of Fish and Game (Environmental Services Division and Wildlife Management Division) and receive approval of a hacking plan. Prior to the issuance of a Notice to Proceed by the Department of Public Works and prior to the issuance of any building permit (including grading permit) by the Building Division, the applicant shall provide a copy of the approved hacking plan to the City of Sacramento. In addition, the applicant shall provide proof of funding the hacking effort to the satisfaction of the Department of Fish and Game; the proof of funding shall also

be provided to the City of Sacramento. The timing of the hacking activity shall be specified in the hacking plan.

Handwritten notes: 4.00, 1.00, 5.00, 5.00

MITIGATION PROCEDURE		VERIFICATION PROCEDURE
See above.		See above.
Checked by:	Date:	Checked by:
Comments:		Date: