



**ADDENDUM TO AN ADOPTED INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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

**Project Name and Number: Natomas Meadow Bridge Widening**

**Original Project: Pardee at Natomas (P05-129)**

The City of Sacramento, Community Development 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 this Addendum, would have a significant effect on the environment beyond that which was evaluated in the attached Mitigated Negative Declaration (MND). A Subsequent MND is not required pursuant to the California Environmental Quality Act of 1970 (Sections 21000, et. Seq., Public Resources Code of the State of California).

This Addendum to an adopted MND 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.

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

By:  \_\_\_\_\_

Date: 10/4/2017 \_\_\_\_\_

**Natomas Meadow Bridge Widening  
Addendum to Mitigated Negative Declaration**

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**File Number/Project Name:** Natomas Meadow Bridge Widening

**Project Location:** The proposed Natomas Meadow Bridge project is located on Gateway Park Boulevard, approximately 0.2 mile north of Arena Boulevard (see Attachment A). The project site consists of a one-acre area, which contains a portion of the drainage canal referred to as C-1 Canal by Reclamation District 1000, as well as a bridge crossing the canal. The bridge is used to convey traffic along Gateway Park Boulevard over the canal. The project site is within Assessor's Parcel Number 225-0060-023.

**Existing Plan Designations and Zoning:** The 2035 General Plan land use designation for the parcel containing the project site is Employment Center Low Rise. The zoning designation for the parcel containing the project site is Manufacturing/Industrial Park.

**Project Background:** The original Pardee at Natomas project included subdivision of the Pardee at Natomas project site into lots for single-family residences, multi-family residences, a park or school site, an employment center, and a detention basin. The Pardee at Natomas (P05-129) (see Attachment B) entitlements were approved on July 18, 2006 by Resolution R2006-534 (see Attachment C)

On May 11, 2006, the Planning Commission approved the tentative map and other development entitlements. Under the then-effective City Code the development agreement, inclusionary housing plan, general plan amendment, North Natomas Community Plan amendment, rezone and PUD approval were forwarded to the City Council with the Planning Commission recommendation. The City Council approved those entitlements on July 18, 2006.

The MND, based on the traffic analysis conducted by Fehr & Peers, identified impacts for transportation, and included mitigation for the identified impacts. Impacts to the Gateway Park Boulevard bridge were not identified in the MND.

Condition J19 was included in the conditions of approval for the tentative map (see Attachment D). That condition recites:

*Construct/reconstruct the Gateway Park Boulevard Bridge over the C-1 canal to the satisfaction of the Development Engineering Division. Actual construction timing for the construction of the bridge shall be determined by Development Engineering based on overall site trip generation. However, design and security to the satisfaction of Development Engineering shall be required prior to the recordation of the Final Map.*

The current applicant seeks to complete the development process for the southeastern portion of the site. Seeking to comply with Condition J19, the applicant has proceeded to building permit review.

The California Department of Fish and Wildlife (CDFW) has advised the applicant that approval of a Streambed Alteration Agreement by the CDFW is required. CDFW has also advised the applicant that it will require an environmental document prepared in compliance with the California Environmental Quality Act (CEQA) to support its action.

The MND did not identify and consider the environmental effects of construction of the work described in Condition J19.

**Project Description:** The proposed project consists of widening the Gateway Park Bridge to accommodate widening of Gateway Park Boulevard. The existing Gateway Park Bridge, which currently accommodates two lanes of traffic, would be expanded to four lanes of traffic with a median, bike lanes, and sidewalks. An existing concrete barrier and water utility line on the west side of the bridge would be removed as part of the project. The existing water utility line would be replaced with a new 12-inch water line on the western side of the bridge. Construction of the project would result in an increase in the total bridge width by 40-feet and three inches, to a total final width of 93 feet. The length of the bridge would remain unchanged with implementation of the proposed project. Ten 18-inch octagonal concrete pile-type piers and two abutments would be constructed to support the bridge expansion. In addition, a total of 0.09 acres of ¼-ton rock slope protection would be placed on both banks of the canal to stabilize the canal banks.

The entitlement required for the proposed project is as follows:

- Addendum to a previously approved Mitigated Negative Declaration.

An Addendum to an approved IS may be prepared if only minor technical changes or additions are required, and none of the conditions identified in CEQA Guidelines Section 15162 are present. The following identifies the standards set forth in section 15162 as they relate to the project.

1. **Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;**
2. **Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or**
3. **New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the**

previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

- a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- b) Significant effects previously examined will be substantially more severe than shown in the previous EIR [or negative declaration];
- c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative, or;
- d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

## Discussion

The Pardee at Natomas Project's 2006 Initial Study/Mitigated Negative Declaration (2006 IS/MND) analyzed development of single-family residences, multi-family residences, a park or school, an employment center, and a detention basin. The currently proposed project would not alter the development included in the Pardee at Natomas Project; rather, the proposed project involves the reissuance of a Streambed Alteration Agreement for the expansion of the Gateway Park Bridge.<sup>1</sup> Any potential impacts beyond those previously identified and addressed in the 2006 IS/MND are discussed below. In particular, the Biological Resources section is discussed in-depth, as implementation of the proposed project would involve work within Canal C-1, which is considered a potentially sensitive biological resource.

### Biological Resources

The 2006 IS/MND included consideration of the potential for the Pardee at Natomas project to result in impacts related to biological resources. Based on the findings of site-specific biological studies, the 2006 IS/MND concluded that implementation of the mitigation measures included in the 2006 IS/MND would ensure that the Pardee at Natomas project would not result in any significant impacts to biological resources.

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<sup>1</sup> A Streambed Alteration Agreement from the California Department of Fish and Wildlife was previously issued for construction of the proposed bridge widening. However, following issuance of the previous Streambed Alteration Agreement, the proposed project was not advanced and the Agreement expired.

Because ten years had passed since the completion of biological studies for the Pardee at Natomas project, Salix Consulting completed a Biological Resources Assessment (BRA) for the currently proposed project in March of 2016 (see Attachment E).<sup>2</sup> The BRA included a literature review of relevant documents, preparation of a special-status species report, and field surveys of the project-site on February 29, 2012 and January 21, 2016. Salix Consulting determined that the project site contains areas of ruderal vegetation as well as a perennial stream and some pavement areas. Vegetation was generally limited to narrow strips on the embankment of the canal, which is composed of common ruderal species. Wildlife was not identified on the site during field surveys, but the surveying biologists noted evidence of previous swallow nesting on the underside of the existing bridge, and noted that the project site could provide foraging area for various bird species. Although bats are known to use bridges for roosting, the existing bridge did not include structural components likely to facilitate use by bats, and bat activity was not observed during field study.

The Pardee at Natomas Project previously included payment of fees to the Natomas Basin Habitat Conservation Plan (NBHCP) mitigation fee program paid up-front to provide for land acquisition, enhancement, management, and monitoring activities. The BRA concluded that the previous payment of NBHCP mitigation fees included fees necessary for the currently proposed project; however, the RD1000 canals are exempt from NBHCP fees and will not be required to pay any fees for the development of the bridge widening over the canal.

Many special-status plant species found in the project area typically require wetland habitats such as freshwater marsh, wetland-riparian, brackish marsh, or vernal pools. The project site contains a drainage canal, which is controlled by RD 1000, but may experience water flow year-round and is considered a perennial stream habitat. However, the perennial stream does not contain marshes, riparian areas, brackish water, or vernal pools; thus, the perennial stream within the canal would not be considered suitable habitat for special-status plant species requiring the aforementioned types of wetland habitats. Additionally, the site does not contain specific habitats such as serpentine soil types, required by some special-status plant species found in the Sacramento region. Finally, the project site is subject to a high level of disturbance related to vegetation removal along the canal, which makes the site still less likely to support special-status plant species. Therefore, the BRA did not recommend further studies, and further mitigation or avoidance measures for special-status plant species were not considered to be necessary.

The BRA included analysis of the potential for 29 special-status species of wildlife to occur on the project site. However, the BRA concluded that the proposed project site does not contain habitat for the majority of the 29-species considered. Rather, given the habitat types present at the project site and the disturbed nature of the site, only four special-status wildlife species would have the potential for periodically occurring on the site. These species are Swainson's Hawk, Giant Garter Snake, Western Pond Turtle, and Burrowing Owl.

Of these species, the project site would have the potential to provide foraging habitat for Swainson's hawks. However, because the site does not contain trees, the project site would not represent nesting habitat for the species. Additionally, considering the developed nature of the

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<sup>2</sup> Salix Consulting, Inc. *Biological Resources Assessment for the 1.0-Acre Gateway Park Bridge Study Area*. March 2016.

surrounding area, the project site represents only marginal foraging habitat for the species. As a result of the low quality of foraging habitat present on the project site, and the absence of nesting habitat on the site, the BRA concluded that previous payment of NBHCP plan fees is considered sufficient to reduce any potential impacts to Swainson's hawks to less-than-significant levels.

The remaining three species, giant garter snakes, western pond turtle, and burrowing owls all have the potential to exist on the project site. The proposed project would be required to comply with all mitigation measures included in the 2006 IS/MND prepared for the Pardee at Natomas project, which include mitigation measures Biological Resources 3, 4, 5, 6, and 7, related to protection of giant garter snakes and burrowing owls during construction. Furthermore, the NBHCP identifies specific avoidance and minimization measures to protect giant garter snakes and burrowing owls during construction activity within the NBHCP area. Such avoidance measures include conducting pre-construction surveys and implementing appropriate minimization measures based on the conclusions of the surveys. Although the NBHCP does not include applicable measures for western pond turtles, the BRA concluded that mitigation measures directed towards protecting giant garter snakes would function to provide protection and minimization for western pond turtles as well. Considering the mitigation measures included in the 2006 IS/MND, as well as the requirements of the NBHCP, the BRA concluded that the proposed project would not result in impacts to special-status species. Therefore, while the 2006 IS/MND did not directly address western pond turtles, the BRA concluded that mitigation in the 2006 IS/MND and the requirements of the NBHCP would be sufficient to ensure that the currently proposed project would not result in any new or more significant impacts than previously analyzed.

The C-1 Canal is a major local flood control waterway managed by Reclamation District 1000. This trapezoidal channel occupies 0.48-acre of the study area. Canal C-1 flows east from the East Drainage Canal, located 0.25 mile west of the study area, toward Steelhead Creek. The canal has been delineated and a preliminary jurisdictional determination has been issued by the U.S. Army Corps of Engineers (USACE). The canal is considered a potential water of the U.S. Thus, work may not commence until a USACE permit (404 permit) has been obtained. Additionally, a water quality certification from the State Regional Water Quality Control Board will be required. The USACE and the Regional Board may add conditions to the permits that would stipulate appropriate mitigation for potential impacts related to project construction activities. Potential impacts to the bed, bank, or channel of the C-1 Canal, related to construction of the proposed bridge expansion, require a Streambed Alteration Agreement from the CDFW. The Streambed Alteration Agreement from the CDFW would likely include measures related to avoiding potential impacts to special-status species through limiting the allowable work period, requiring biological site surveys, sediment control, and stream diversion, among other measures. The proposed project would be required to abide by all conditions of the Streambed Alteration Agreement, which would further ensure that impacts to special-status species are avoided and remain in compliance with the NBHCP.

Compliance with mitigation measures included in the 2006 IS/MND, the requirements within the NBHCP, as well as the requirements within the project permits obtained from the USACE and CDFW would ensure that the proposed project would not result in any new or more significant impacts related to biological resources. Mitigation Measure Biological Resources 2 required that the Pardee at Natomas project adhere to all requirements of the NBHCP, the North Natomas

Community Plan EIR, as well as permitting from the United States Fish and Wildlife Service and from the CDFW. Considering the need for additional permitting, mitigation measure Biological Resources 2 has been modified to ensure that implementation of the currently proposed project would not result in any new or more significant impacts than previously analyzed.

*Modified Mitigation Measure*

The following changes to mitigation measure Biological Resources 2 would ensure that the proposed project would not result in any new or more significant impacts than previously analyzed.

*Biological Resources 2*     *The project applicant/developer shall further: (i) comply with all requirements of the 2003 NBHCP, together with any additional requirements specified in the NNCP EIR; (ii) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (iii) comply with all conditions of the ITPs issued by the USFWS and CDFG. Additionally, a Section 404 Permit and a Water Quality Certification from the Regional Water Quality Control Board, under Section 401 of the Clean Water Act, must be obtained prior to issuance of any grading permits. The Applicant shall acquire a Section 404 permit for fill of jurisdictional wetlands, and mitigation for impacts to jurisdictional waters that cannot be avoided shall be provided in conformance with the USACE "no-net-loss" policy. Potential portions for mitigating the loss of wetland habitat include restoration of on-site wetland habitat, restoration of off-site wetland habitat, or the purchase of mitigation credits. The mitigation for the proposed project shall conform with guidance from the USACE. In addition, a Streambed Alteration Agreement must be obtained between the CDFW and the project applicant prior to initiation of site work related to the proposed project. Implementation of the proposed project shall conform with guidance and measures within the Streambed Alteration Agreement, subject to review of by the CDFW.*

Remaining Environmental Resource Areas

In addition to the analysis provided above concerning Biological Resources, the Pardee at Natomas IS/MND included analysis of Land Use, Population and Housing; Seismicity, Soils, and Geology; Water; Air Quality; Transportation/Circulation; Energy; Hazards; Noise; Public Services; Utilities; Aesthetics, Light and Glare; Cultural Resources; and Recreation. The proposed project would include expanding an existing bridge to accommodate two additional lanes of traffic, as well as sidewalks and bicycle lanes. Project work would be limited to approximately one acre of land including and surrounding the existing bridge.

Because the project would involve the expansion of an existing bridge, the project would not result in the introduction of new sources of light and glare or the degradation of existing views in the project area. Operation of the expanded bridge would not create new sources of noise, would not involve the use of hazardous materials, and would not increase demands on public services, utilities, or recreational facilities. The project site currently supports an existing bridge; thus, the

soils in the project area are assumed to be capable of supporting the expanded bridge structure, with proper design and construction considerations. Expansion of the bridge would ease the flow of vehicle traffic over Canal C-1, and provide additional space for pedestrians as well as bicyclists. Additionally, expansion of the bridge would not have the potential to result in impacts related to population and housing, land use, or energy.

The proposed project would be subject to all applicable mitigation measures included in the Pardee at Natomas IS/MND. Such mitigation measures include mitigation regarding the protection of unknown cultural resources and reduction of construction related air quality emissions. Additionally, as discussed above, the mitigation measures contained in the IS/MND related to Biological Resources would continue to apply to the proposed project. Therefore, the project would not result in any new significant information of substantial importance, new impacts or an increase the severity of previously identified impacts that would require major revisions to the original IS/MND.

### Conclusion

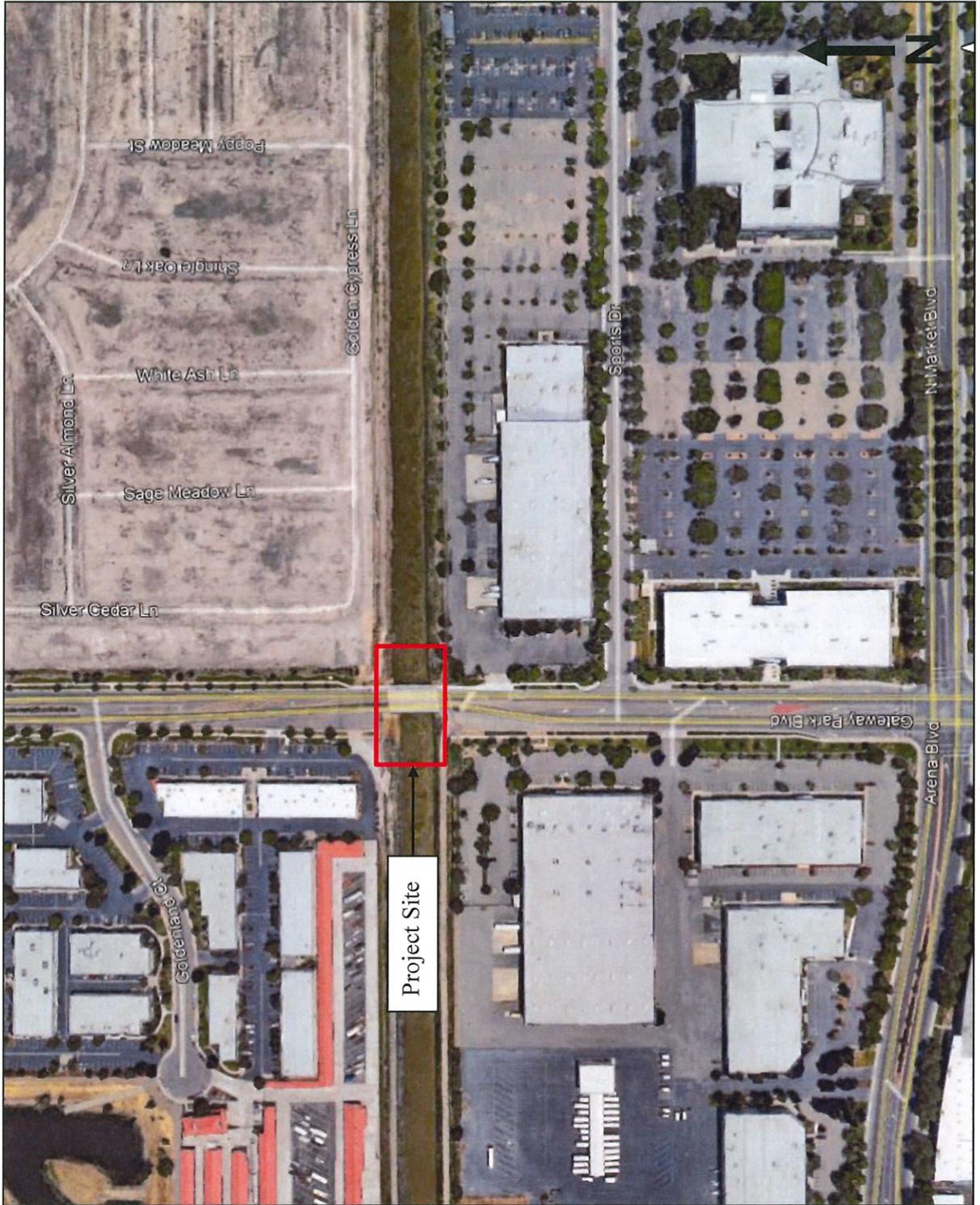
As established in the discussions above regarding the potential effects of the proposed project, substantial changes are not proposed to the project nor have any substantial changes occurred that would require major revisions to the original IS/MND. Mitigation Measure Biological Resources 2 has been modified to reflect the proposed project's inclusion of construction-activity within Canal C-1. Implementation of the modified mitigation measure would ensure that construction-activity related to the currently proposed project would not affect any biological resources in excess of what was previously anticipated in the 2006 IS/MND. Overall, the proposed modifications to the project would not result in any new information of substantial importance that would have new, more severe impacts, new mitigation measures, or new or revised alternatives from what was identified for the original project in the IS/MND. As such, the proposed project would not result in any conditions identified in CEQA guidelines section 15162, and a subsequent MND is not required.

**Based on the above analysis, this Addendum to the previously-Adopted IS/MND for the project has been prepared.**

### **Attachments:**

- A) Vicinity Map
- B) Pardee at Natomas MND
- C) Resolution R2006-534
- D) Record of Decision, Condition J19
- E) Biological Resources Assessment for the 1.0-Acre Gateway Park Bridge Study Area

**ATTACHMENT A**  
**VICINITY MAP**



Project Site

**ATTACHMENT B**  
**PARDEE AT NATOMAS MITIGATED NEGATIVE DECLARATION**



DEVELOPMENT SERVICES  
DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

North Permit Center  
2101 Arena Blvd., 2<sup>nd</sup> Floor  
SACRAMENTO, CA 9583

PLANNING DIVISION

PLANNING  
916-808-5381  
FAX 916-808-5328

### **MITIGATED NEGATIVE DECLARATION**

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

The proposed project, **Pardee at Natomas (P05-129)** includes requests for amendments to the General Plan and the North Natomas Community Plan; zoning ordinance amendments; approval of a tentative subdivision map; establishment of a Planned Unit Development (PUD) with related development guidelines and schematic plan; and, PUD Special Permits for construction of residential units. The proposed tentative map subdivides 144 acres into 640 single family lots, one multi-family lot for condominiums, one park lot, one employment center lot and one detention basin lot.

The development proposed at this time includes construction of a maximum of 1000 single-family residential units, including 640 detached single-family dwelling units, 360 condominiums and townhouses, a detention basin for stormwater purposes, and the associated infrastructure and landscaping improvements. The parcels proposed for employment center and light industrial uses in the PUD are not proposed for development at this time.

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

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

A copy of this document and all supportive documentation may be reviewed or obtained at the North Natomas Permit Center, 2101 Arena Boulevard, Second Floor, Sacramento, California 95834, between 7:30 AM and 3:30 PM (except holidays).

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

By: \_\_\_\_\_

*Elbe Zufors*

attachment



## **PARDEE AT NATOMAS (P05-129)**

### **INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION**

This Initial Study has been required and prepared by the Development Services Department, 2101 Arena Boulevard, Second Floor, Sacramento, CA 95834, pursuant to Title 14, Section 15070 of the California Code of Regulations; and the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

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#### **ORGANIZATION OF THE INITIAL STUDY**

This Initial Study is organized into the following sections:

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

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

**SECTION III - ENVIRONMENTAL CHECKLIST AND DISCUSSION:** Page 8 - Contains the Environmental Checklist form together with a discussion of the checklist questions. The Checklist Form is used to determine the following for the proposed project: 1) "Potentially Significant Impacts," which identifies impacts that may have a significant effect on the environment, but for which the level of significance cannot be appropriately determined without further analysis in an Environmental Impact Report (EIR), 2) "Potentially Significant Impacts Unless Mitigated," which identifies impacts that could be mitigated to less than significant with implementation of mitigation measures, and 3) "Less Than Significant Impacts," which identifies impacts that would be less than significant and do not require the implementation of mitigation measures.

**SECTION IV - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** Page 68 - Identifies which environmental factors were determined to have either a "Potentially Significant Impact" or "Potentially Significant Impact Unless Mitigated," as indicated in the Environmental Checklist.

**SECTION V - DETERMINATION:** Page 69 - Identifies the determination of whether impacts associated with development of the Proposed Project are significant, and what, if any, added environmental documentation may be required.

**REFERENCES CITED AND AVAILABLE FOR REVIEW:**

Environmental Noise Assessment, Bollard Acoustical Consultants, October 31, 2005

Draft Wetland Delineation, ECORP Consulting, September 13, 2005

Special-Status Species Assessment, ECORP Consulting, February 3, 2006

Biological Resources Report-Gately Property, Gibson & Skordal, February 2006

Phase I Environmental Site Assessment Report, Converse Consultants, January 18, 2005

Limited Phase II Environmental Site Assessment, Converse Consultants, January 25, 2005

An Archaeological Survey of the Del Paso Business Park (project site), Kenneth J. McIvers, October 1988

Correspondence, North Central Information Center, December 20, 2005

Traffic and Circulation Report, Fehr & Peers, 2006

The above materials and reports may be reviewed at the following location between the hours of 7:30 a.m. and 3:30 p.m. on weekdays:

Environmental Planning Services  
North Permit Center  
2101 Arena Boulevard, Second Floor  
Sacramento, CA 95834

## SECTION I - BACKGROUND

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Project Name/File Number: Pardee at Natomas (P05-129)

Project Location: The project site is located in the City of Sacramento at the southeast corner of Del Paso Road and Gateway Park Boulevard. APNs 225-0060-025, 026 and 027

Project Applicant: Pardee Homes, David Ragland  
(916) 526-2757

Project Planner: Arwen Wacht, Associate Planner  
Development Services Department  
City of Sacramento  
915 I Street, 3<sup>rd</sup> Floor  
Sacramento, CA 95814  
(916) 808-1964

Environmental Planner: Ellie Buford, Principal Planner  
2101 Arena Boulevard, Second Floor  
Sacramento, CA 95834  
(916) 808-5935

Date Initial Study Completed: March 24, 2006

### INTRODUCTION

The following Initial Study/ Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 1500 *et seq.*). The City of Sacramento is the Lead Agency for the preparation of this Mitigated Negative Declaration for Pardee at Natomas (P05-129).

The City has determined that a Mitigated Negative Declaration is the appropriate environmental document for the proposed project. This environmental review examines project effects which are identified as potentially significant effects on the environment or which may be substantially reduced or avoided by the adoption of revisions or conditions to the design of project specific features. It is believed at this time that the project will not result in potentially significant impacts, with the application of appropriate mitigation measures. Therefore, a Mitigated Negative Declaration is the proposed environmental document for this project.

This analysis is incorporating by reference the general discussion portions of earlier environmental documents (CEQA Guidelines Section 15150(a)). These documents are available for public review at the City of Sacramento, Development Services Department, 915 I Street, 3<sup>rd</sup> Floor, Sacramento, CA 95814 during office hours 7:30 a.m. to 3:30 p.m.

- City of Sacramento General Plan Update DEIR (SGPU DEIR), 1987.

**PARDEE AT NATOMAS (P05-129)**  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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Section 15130 (d) of the CEQA Guidelines state that, "No further cumulative impacts analysis is required when a project is consistent with a general, specific, master or comparable programmatic plan where the lead agency determines that the regional or area-wide cumulative impacts of the proposed project have already been adequately addressed, as defined in 15152(f)(1), in a certified EIR for the plan."

The City is soliciting views of interested persons and agencies on the content of the environmental information presented in this document. Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but no later than the 30-day review period ending April 27, 2006.

Please send written responses to:

Ellie Buford, Principal Planner  
Development Services Department  
City of Sacramento  
2101 Arena Boulevard, Second Floor  
Sacramento, CA 95834  
Direct Line: (916) 808-7931  
FAX (916) 566-3968  
tbuford@cityofsacramento.org

## **SECTION II - PROJECT DESCRIPTION**

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### **PROJECT LOCATION**

The project site is located in the City of Sacramento at the southeast corner of Del Paso Road and Gateway Park Boulevard. APNs 225-0060-025, 026 and 027 ( Attachment 1).

### **PROJECT BACKGROUND**

The project site is located in the North Natomas Community Plan and consists of three parcels. The City of Sacramento General Plan and North Natomas Community Plan each include land use designations for the project site (Attachment 2 and 3).

The existing General Plan and Community Plan designations contemplate employment center land uses along Del Paso Road, medium density residential in the middle of the project site, and low density residential in the southern portion. A school site of 10 acres and a park site of 8 acres are included in each plan.

Zoning for the site is MIP-PUD for each of the three parcels (Attachment 4). This zoning allows light manufacturing, warehousing and distribution land uses. The zoning designation was applied to the site prior to the adoption of the North Natomas Community Plan, and anticipated a planned unit development for the project site, which would have included development guidelines and a schematic plan. No such planned unit development was ever approved.

During project review, the applicant proposed a school site in the project area, based on expressions of interest received from the Natomas Unified School District. Two project scenarios were developed, one including a school site and the second proposing a combination of residential development and larger park for that portion of the project site. In the case of the transportation analysis, the scenario including the school generated more vehicle trips, and was used as the basis for the impact analysis.

As noted in the discussion of public services, the school district has, in the meantime, determined that it will not need the school site. The environmental analysis in the remaining sections of the analysis, therefore, utilizes the second scenario for environmental review.

### **PROJECT DESCRIPTION**

The land uses proposed for the project site in the proposed project are shown in Attachment 5, Tentative Subdivision Map and include the following:

- Lot B at the northeast corner would be rezoned to EC-50 (8.4± acres). Employment Center uses are flexible office centers that may include office, retail, residential and light industrial uses.
  
- Lot C located on the eastern portion of the project site, d would be rezoned to M-1 (S) (14.3± acres). This is a light industrial zone. This zone permits most fabricating activities, with the exception of heavy manufacturing and the processing of raw materials. In addition, regulations are provided in the M-1(S) zone to provide more attractive and uncrowded developments.

- Lot D, located in the center of the project site, would be designated for development as a park, and would be 11.4 acres in size.
- Lot F, at the southeast corner would serve as a detention basin for drainage purposes, and would be rezoned as A-OS (5.4± acres): This is an open space designation.

Residential development of varying densities is proposed for the remainder of the project site. Medium density residential development in the form of detached single-family residences in a cluster design, would be located at the southwest corner. Condominiums would be developed in the northeast portion of the parcel, adjacent to the Employment Center identified above. Lots for detached single-family residences would be located in the northwest and central portions of the project site. Zoning for all residential areas would be R-1A.

The proposed project includes a 11.4-acre Community Park site. Development of the park could include basic landscaping, irrigation, turf and trees, and may include various types of site improvements, including site furniture, walkways, entry improvements and signage, and drinking fountains. Other improvements may include a children's play area such as tot lot or adventure area, picnic area with shade structure, sport court and sports field.

In addition, the park may include a large group picnic area with shade structure, a community garden, neighborhood/community skate park, restroom, on-site parking, bicycle trail, nature area, dog park, lighted sports fields or sport courts. Specialized features that may be located in a the park include a community center, water play area and/or a swimming pool.

The proposed project includes requests for amendments to the General Plan and the North Natomas Community Plan; zoning ordinance amendments; approval of a tentative subdivision map; establishment of a Planned Unit Development (PUD) with related development guidelines and schematic plan; and, PUD Special Permits for construction of residential units. The proposed tentative map subdivides 144 acres into 640 single family lots, one multi-family lot for condominiums, one park lot, one employment center lot and one detention basin lot.

The development proposed at this time includes construction of a maximum of 1000 single-family residential units, including 640 detached single-family dwelling units, 360 condominiums and townhouses, a detention basin for stormwater purposes, and the associated infrastructure and landscaping improvements. The parcels proposed for employment center and light industrial uses in the PUD are not proposed for development at this time.

The proposed project includes requests for the following entitlements:

- Development Agreement;
- Inclusionary Housing Plan;
- General Plan amendment;
- North Natomas Community Plan amendment;
- Rezone;
- Establishment of Planned Unit Development to establish PUD Guidelines and a Schematic Plan;
- Tentative Subdivision Map to create 511± single-family lots, 1 condominium lot, 1 park lot, 1 employment center lot, 1 light industrial lot, 1 detention basin lot, and 11 landscape corridor lots;

- Subdivision Modification;
- PUD Special Permit for single-family development on 511± lots<sup>1</sup>; and
- PUD Special Permit to develop 231± unit condominium complex.

### **ENVIRONMENTAL AND LAND USE SETTING**

The project site is vacant, and is located in the City of Sacramento. The project site is located south of Del Paso Road, east of the East Drainage Canal, west of the Natomas Main Drainage Canal, and north of Interstate 80. See Attachment A.

The project site is located between 10 and 15 feet above mean sea level (msl). The site has been disked for weed control, and the primary ground cover is non-native grassland. (ECORP, page 3)

Surrounding land uses include:

- *West:* Gateway Park Boulevard, commercial development and multi-family residential uses
- *East:* Light industrial uses on parcel in unincorporated portion of Sacramento County proposed for annexation to the City of Sacramento (Panhandle Annexation Project, P05-077)
- *North:* Del Paso Road; single-family and multi-family residential development to the north of Del Paso Road
- *South:* East Drainage Canal; commercial and light industrial uses to the south of the canal

The following utilities would serve the proposed project:

- Water: City of Sacramento
- Sewer: County Sanitation District 1; Sacramento Regional County Sanitation District
- Electricity: Sacramento Municipal Utilities District (SMUD)
- Natural gas: Pacific Gas & Electric (PG&E)
- Solid waste disposal: City of Sacramento

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<sup>1</sup> The requested entitlements for residential development do not equal the number of residential units analyzed for environmental purposes. The tentative map requested as part of the project would create lots designated for single-family residences. The Zoning Code requires a Special Permit to construct such residences. The proposed project includes the creation of some residential lots for which no Special Permit is approved, and on which no immediate residential development would occur.

**SECTION III – ENVIRONMENTAL CHECKLIST AND DISCUSSION**

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

**ENVIRONMENTAL SETTING**

The General Plan and North Natomas Community Plan (NNCP) designate the project site for mixed use development, anticipating a mix of residential, commercial and employment center uses. In addition, portions of the project site are designated in the General Plan and NNCP for parks and public facilities (school).

The zoning for the project site is MIP-PUD. This zone allows light manufacturing, warehousing and distribution land uses. The zoning designation anticipated a planned unit development for the project site, which would have included development guidelines and a schematic plan. No planned unit development was ever approved.

**STANDARDS OF SIGNIFICANCE**

For the purposes of this analysis, an impact is considered significant if the project would substantially alter an approved land use plan that would result in a physical change to the environment. Impacts to the physical environment resulting from the proposed project are discussed in subsequent sections of this document.

**ANSWERS TO CHECKLIST QUESTIONS**

**QUESTIONS A AND B**

The existing General Plan and Community Plan designations contemplate employment center land uses along Del Paso Road, medium density residential in the middle of the project site, and low density residential in the southern portion. A school site of 10 acres and a park site of 8 acres are included in each plan.

Zoning for the site is MIP-PUD for each of the three parcels. This zoning allows light manufacturing, warehousing and distribution land uses. The zoning designation was applied to the site prior to the adoption of the North Natomas Community Plan, and anticipated a planned unit development for the project site, which would have included development guidelines and a schematic plan. No such planned unit development was ever approved.

The proposed project is the establishment of a Planned Unit Development mixed-use project site, including residential, park, employment center and light industrial uses. The mixed-use approach is consistent with the North Natomas Community Plan, which encourages such development in an effort to promote a jobs-housing balance, enabling people to work close to their residence.

The proposed land uses are generally consistent with the existing General Plan and North Natomas Community Plan provisions for the project site. The project includes requests for General Plan and Community Plan amendments to reconfigure the existing parcel lines to correlate with the proposed uses. The current zoning M-1 PUD designation for the site is not consistent with the General Plan and community plan designations for the site, and would be revised to make zoning consistent with these plans, and with the Planned Unit Development proposed for the site.

The development proposed at this time includes construction of a maximum of 1,000 single-family residential units, including 640 detached single-family dwelling units, 360 condominiums and townhouses, a detention basin for stormwater purposes, and the associated infrastructure and landscaping improvements. The parcels proposed for employment center and light industrial uses in the PUD are not proposed for development at this time.

The project also includes an application for a Special Permit for proposed single-family and condominium uses, which would be required under the Zoning Code and Planned Unit Development Guidelines.

The proposed land uses would not be incompatible with adjacent land uses, which are varied, and include the following:

*East:* Zoning is MIP (light manufacturing, warehouse and distribution); existing land use is warehouse

*North:* Zoning is R1-A (single-family residential); Del Paso Road abuts the project site on the north, and single-family residences are located across Del Paso Road to the north

*West:* Zoning is Employment Center; Gateway Park abuts the project site to the west, and commercial uses are located on the west side of Gateway Park

*South:* Zoning is MID; drainage canal is located south of the project site

The project site is within an area of the community that is being developed with urban uses. In addition to existing urban development, the parcel to the northeast of the project site has been proposed for residential and commercial development. Agricultural operations have ceased on the project site and on land in the vicinity due to encroaching urbanization.

The proposed project would develop the site in a manner consistent with the existing General Plan and North Natomas Community Plan provisions, and would not affect agricultural resources or operations. The project would have a *less-than-significant* impact on land use and agricultural resources or operations.

#### MITIGATION MEASURES

No mitigation measures are required.

**FINDINGS**

The proposed project would result in *less-than-significant* land use impacts.

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

**ENVIRONMENTAL SETTING**

Then project site is vacant. The General Plan and North Natomas Community designate the project site for mixed use development, including low density residential, commercial and light industrial uses.

**STANDARDS OF SIGNIFICANCE**

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

**Answers to Checklist Questions**

**Question A**

The proposed project would establish mixed use land use designations, including residential, commercial and light industrial uses. The project would change the land use designations for the project site to make the land use plan for the site consistent with such plans. The existing General Plan and North Natomas Community Plan designations are generally consistent with the proposed uses on the project site.

The project site is located within the City limits. The City would provide police and fire services to the project site. Water would be provided by the City; sewer service would be provided by County Sanitation District 1, which serves other City parcels in the project vicinity.

The project site is adjacent to the unincorporated portion of Sacramento County to the east. The parcel to the east is within the City's sphere of influence, and is the subject of an annexation proposal currently pending with the City. (Panhandle Annexation project, P05-077). The project site is served by area roadways including Del Paso Road.

Development of the project site as proposed would not require the extension of major urban infrastructure to the project site. Development as proposed would be consistent with the General Plan and community plan for the area, and has been contemplated in the planning studies and environmental review conducted for urban development and services. See, e.g., Sacramento General Plan Update, North Natomas Community Plan. The project would not, therefore, induce growth by extending infrastructure to areas not previously served, or opening new areas to development that could encourage additional incursions into areas not planned for development. The impact would, therefore, be **less than significant**.

**QUESTION B**

The project site is vacant, and no housing would be displaced by the project. Any impact would be **less than significant**.

**MITIGATION MEASURES**

No mitigation measures are required.

**FINDINGS**

The proposed project would result in less than significant impacts to population and housing.

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

## **ENVIRONMENTAL SETTING**

The project site is generally level, and is vacant. Surrounding properties have been developed in urban uses. The C-1 Drainage Canal runs along the south boundary; Gateway Park Boulevard along the western boundary; Del Paso Road abuts the project site to the north; and light industrial uses are located on the parcel to the east.

The project site is located in the central portion of the Great Valley geomorphic province of California. The Great Valley lies between the mountains and the foothills of the Sierra Nevada Range to the east and the California Coast Ranges to the west. The geological formations of the Great Valley are typified by thick sequences of alluvial sediments (up to two-mile depth) deposited during the filling of a large ancient basin (Wallace Kuhl, 1994). The project site is not located within an Alquist-Priolo special studies zone (Converse 2005, p. 7). The City is classified as Zone I, out of a three-point scale with III being the most susceptible to seismic hazards. Development within this area is subject to potential damage from earthquake ground shaking at a maximum intensity of VIII on the Modified Mercalli Scale (SGPU DEIR, T-3, 16).

## **REGULATORY SETTING**

Title 15, Chapter 15.88 Grading Erosion Control Ordinance (grading ordinance) was enacted for the purpose of regulating grading on property within the City limits to safeguard life, limb, health, property and the public welfare; to avoid pollution of watercourses with nutrients, sediments, or other materials generated or caused by surface water runoff; to comply with the City's National Pollution Discharge Elimination System (NPDES) permit issued by the California Regional Water Quality Control Board; and to ensure that the intended use of a graded site within the City limits is consistent with the City General Plan, any applicable specific plans and all adopted City ordinances and regulations. The grading ordinance is intended to control all aspects of grading operations within the City limits.

## **STANDARDS OF SIGNIFICANCE**

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

## **ANSWERS TO CHECKLIST QUESTIONS**

### **QUESTION A**

Cities in California are required to consider seismic safety as part of the General Plan Safety Element. The City of Sacramento also recognized that it is prudent for the City to prepare for seismic related hazards and has, therefore, adopted policies as part of the General Plan Health and Safety Element. These policies require that the City protect lives and property from unacceptable risk due to seismic and geologic activity or unstable soil conditions to the maximum extent feasible, that the City prohibit the construction of structures for permanent occupancy across faults, that soils reports and geologic investigation be required for multiple-story buildings, and that the City implement Uniform Building Code requirements that recognize State and federal earthquake protection standards in construction. These policies are implemented through the building permit process for new construction projects, and reduce the potential health and safety

impacts due to seismic and geologic conditions.

The project site is not located in an Earthquake-Fault zone. (Converse 2005, p.7)

Seismic hazards at the project site are similar to those encountered generally within the City, and no special hazards are present. Project construction would be subject to City standards that account for such risks, and the impact would be **less than significant**.

#### QUESTION B

Impacts relating to exposure of people to hazards due to erosion are covered in this section. See below under Water (Section 4) for impacts relating to erosion and water quality.

Title 15, Chapter 15.88 of the City's Municipal Code requires that a grading permit must be obtained prior to construction activities. In accordance with the grading permit requirements, project conditions would require the applicant to submit an Erosion and Sediment Control Plan (ESC) to reduce the amount of erosion, and to retain sediment on the project site. No highly erodible soils are present on the project site. (SGPU DEIR, p. T-13) For these reasons, the proposed project would not result in substantial soil erosion or loss of topsoil, and geotechnical impacts related to erosion and soil loss would be **less than significant**.

#### QUESTION C

No significant subsidence of land has occurred within the City of Sacramento. (SGPU DEIR, p. T-13) State regulations and standards related to geotechnical considerations are reflected in the Sacramento City Code, and project construction would be required to comply with the current City Code at the time of construction, including the Uniform Building Code. The Code would require design and construction of buildings to meet standards that would reduce risk associated with subsidence or liquefaction.

The construction of the proposed project is not anticipated to result in groundwater pumping. The depth of groundwater on the project site is estimated to be located 10 to 25 feet below the surface. (Converse 2005, p. 7) Project construction activities could require dewatering, which would be subject to requirements established by the Central Valley Regional Water Quality Control Board to ensure that such activities would not result in substantial changes in groundwater.

The impact would be **less than significant**.

#### QUESTION D

The project site is generally level, and there are no unique geological or physical features located on the project site. The C-1 Drainage Canal runs along the south boundary of the project site, and would not be altered by the project. The impact would be **less than significant**.

#### MITIGATION MEASURES

No mitigation measures are required.

#### FINDINGS

The proposed project would result in **less-than-significant** impacts to geology, soils and seismicity.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
<b>4. WATER</b> Would the proposal result in or expose people to potential impacts involving:			
A) Changes in absorption rates, drainage patterns, or the rate and amount of surface/stormwater runoff (e.g. during or after construction; or from material storage areas, vehicle fueling/maintenance areas, waste handling, hazardous materials handling & storage, delivery areas, etc.)?			✓
B) Exposure of people or property to water related hazards such as flooding?			✓
C) Discharge into surface waters or other alteration of surface water quality that substantially impact temperature, dissolved oxygen or turbidity, beneficial uses of receiving waters or areas that provide water quality benefits, or cause harm to the biological integrity of the waters?			✓
D) Changes in flow velocity or volume of stormwater runoff that cause environmental harm or significant increases in erosion of the project site or surrounding areas?			✓
E) Changes in currents, or the course or direction of water movements?			✓
F) Change in the quantity of ground waters, either through direct additions or withdrawal, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?			✓
G) Altered direction or rate of flow of groundwater?			✓
H) impacts to groundwater quality?			✓

## ENVIRONMENTAL SETTING

*Surface Water/Drainage.* The Sacramento, American, and Cosumnes Rivers are the main surface water tributaries that drain much of Sacramento. The aquifer system underlying the City is part of the larger Central Valley groundwater basin. Surface inflows to the east of the City limits and deep percolation of precipitation and surface water applied to irrigated crop land recharge the aquifer system.

The project site is generally level, with an elevation of approximately 17 feet above msl at the northeast corner and 10 feet above msl at the southwest corner. (Converse 2005, Figure 1)

*Water Quality.* The City's municipal water is received from the American and Sacramento Rivers and augmented by groundwater wells. Groundwater supplements municipal water supplies in areas north of the American River; the City is supplied exclusively with surface water in areas south of the American River.

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

*Flooding.* The Federal Emergency Management Agency (FEMA) publishes Flood Insurance Rate Maps (FIRM) that delineate flood hazard zones for communities. The project site is located in Flood Zones A and X (Converse 2005, p. 7). Flood Zone A is designated with no base flood elevations determined. Flood Zone X is designated as areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees from 100-year flood conditions.

*Groundwater.* There is no surface water on the project site, and no wetlands. (ECORP 2005, p. 9) The southern boundary of the project site abuts a levee for the C-1 Drainage Canal, which connects to the Natomas Main Drainage Canal, and is maintained by Reclamation District 1000. (ECORP, p. 3) The depth of groundwater on the project site is estimated to be located 10 to 25 feet below the surface. (Converse 2005, p. 7)

The project site is located within the Sacramento River Hydrologic Basin, as defined by the California Department of Water Resources. The aquifer system underlying the City is part of the larger Central Valley groundwater basin. The Sacramento, American, and Cosumnes Rivers are the main surface water tributaries that drain much of Sacramento and recharge the aquifer system. The depth of groundwater on the project site is estimated to be located 10 to 25 feet below the surface. (Converse 2005, p. 7)

Undocumented fill piles and mounds are located on the project site at the northwest corner and southeast corner, and a mound of fill material is located on the eastern portion of the project site. A section of transite pipe and other debris is located in the southeast quadrant of the site.

## REGULATORY SETTING

The Central Valley Regional Water Quality Control Board (RWQCB) has the primary responsibility for protecting the quality of surface and groundwater in the City of Sacramento. The RWQCB's efforts are generally focused on preventing either the introduction of new pollutants or an increase in the discharge of existing pollutants into bodies of water that fall under its jurisdiction.

The RWQCB is concerned with all potential sources of contamination that may reach both those subsurface water supplies and the rivers through direct surface runoff or infiltration. Storm water runoff is collected in City drainage facilities and sent directly to the Sacramento River.

The City of Sacramento has obtained a municipal stormwater National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board (SWRCB) under the requirements of the Environmental Protection Agency and Section 402 of the Clean Water Act (CWA). The goal of the permit is to reduce pollutants found in urban storm runoff. The general permit requires the City to employ "best management practices" (BMPs) before, during, and after construction, and the City enforces these requirements through conditions on private projects, such as the proposed project.

The primary objective of the BMPs is to reduce non-point source pollution into waterways. These practices include structural and source control measures for residential and commercial areas, and BMPs for construction sites. BMPs minimize erosion and sedimentation and prevent pollutants such as oil and grease from entering the stormwater drains. BMPs are approved by the Department of Utilities prior to construction. The BMP document is available from the Department of Utilities, Engineering Services Division, 1395 35<sup>th</sup> Avenue, Sacramento, CA.

Components of 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; and
- site-specific structural and nonstructural control measures.

The RWQCB requires use of the best available technology that is economically achievable. These features would be discussed in the Stormwater Pollution Prevention Plan (SWPPP) that is prepared for the project. A monitoring program would be implemented to evaluate the effectiveness of the measures included in the SWPPP. The RWQCB may review the final drainage plan or any of its components to determine compliance with permits issued by the RWQCB.

The SWPPP includes information on runoff, erosion control measures to be employed on the project site, and any toxic substances to be used during construction activities.

#### STANDARDS OF SIGNIFICANCE

*Water Quality.* An impact is considered significant if the proposed project would substantially degrade water quality and violate any water quality objectives set by the State Water Resources Control Board, due to increased sediments and other contaminants generated by consumption and/or operation activities.

*Flooding.* An impact is considered significant if the proposed project substantially increases exposure of people and/or property to the risk of injury and damage in the event of a 100-year flood.

#### ANSWERS TO CHECKLIST QUESTIONS

##### QUESTIONS A, D, G

The proposed project would develop the project site with residential, commercial and light industrial uses. This would include coverage of the project site with impervious surfaces, including structures and parking areas. Such development would increase stormwater flows from the project site.

The project proponent would be required by project conditions to prepare and submit a drainage study for the project site. Storm drain infrastructure would be designed to City's standards for private storm drainage systems per Section 11.12 of the Department of Utilities Design and Procedures Manual.

The proposed project includes construction of a stormwater detention basin and pump station in the southeast corner of the project. This basin would retain stormwater flows from the project site, and would release the retained water to the C1 Drainage Canal that abuts the project site to the south. Release would be designed to meet the allowable discharge rate in cubic feet per second allowed by Reclamation District 1000.

Stormwater drainage improvements would be constructed to retain and manage the increased runoff due to installation of impervious surfaces, and the impacts due to changes in absorption rates, drainage patterns, or the rate and amount of stormwater drainage would be *less than significant*.

##### QUESTION B

The project site is located in Flood Zones A and X (Converse 2005, p. 7). Flood Zone A is designated with no base flood elevations determined. Flood Zone X is designated as areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with

drainage areas less than one square mile, and areas protected by levees from 100-year flood conditions.

The project would be required to construct building pads a minimum of 1.2 feet above the 100-year flood level, and finished floors at least 1.5 feet above 100-year flood levels. The project would be required to construct required public and/or private infrastructure to handle off-site runoff to the satisfaction of the Department of Utilities.

Design of drainage infrastructure as required, and elevation of building pads and finished floors above the 100-year flood levels, would ensure that people and property would be protected from 100-year storm events, and the impact would be Therefore, the proposed project will have a ***less than significant***.

#### QUESTIONS C, E

The project site is currently undeveloped and has been primarily used for dry farming during the last several years. The project site is located in a drainage basin that is tributary to the Sacramento River. The Sacramento River is located approximately five miles southwest of the project site.

There is an existing improved drainage canal at the southerly property line of the project site that is owned and operated by Reclamation District 1000 (RD 1000). Storm water runoff is currently conveyed into this canal where it is conveyed to the RD 1000 East Main Drainage Canal approximately one half-mile from the project site. The East Main Drainage Canal conveys the storm runoff flows to the Sacramento River.

Development of the project would result in substantial coverage of the project site with impervious surfaces, including structures, streets and parking areas. This will substantially increase the stormwater runoff from the project site. The City's drainage master plan for the Natomas community provides that stormwater runoff from the project site should be conveyed to a detention basin on the project site.

The proposed project would be required to construct an onsite detention basin and stormwater pump station to store more intense peak hour storm flows for a period of time and then pump out of the detention basin at a lesser flow rate to the adjacent RD 1000 drainage canal at the southerly boundary of the site. RD 1000 has indicated flows can be pumped into their system at a rate of 0.10 cubic feet per second per acre of project area. Both the City of Sacramento and RD 1000 would require a detailed project-specific drainage study prior to construction of any drainage facility.

The detention basin as required by City requirements would be sized to provide water quality improvement whereby silts and sands are allowed to settle to the bottom of the basin where natural treatment can take place and excessive sands and silts can be removed periodically. Once constructed the detention basin and pump station would be owned and operated by the City of Sacramento.

With design and construction of the detention basin, impacts to surface waters and drainage would be ***less than significant***.

## QUESTIONS F, H

The depth of groundwater on the project site is estimated to be located 10 to 25 feet below the surface. (Converse 2005, p. 7)

The proposed project is not expected to involve substantial excavation or trenching that would impact groundwater. However, in the event that dewatering activities are required, these could result in a short-term change in the quantity of groundwater and/or direction of rate of flow, and groundwater quality. Any dewatering activities associated with the proposed project must comply with application requirements established by the Central Valley Regional Water Quality Control Board to ensure that such activities would not result in substantial changes in groundwater flow or quality.

The Stormwater Pollution Prevention Plan (SWPPP) required by the City would implement the Best Management Practices (BMPs) as required by the RWQCB and the City's NPDES Permit. Construction related activities have the potential to impact water quality. Construction activities would include grading, trenching, paving, and landscaping. These activities have the potential to increase sediment loads in runoff that would enter the combined sewer system. The degree of construction related impacts to water quality are partially determined by the duration of the various construction activities and rainfall distribution. Due to low summer rainfall, summer construction activities would decrease the sediment and other pollutant levels that may impact water quality. Fuel, oil, grease, solvents, and other chemicals used in construction activities have the potential to create toxicity problems if allowed to enter a waterway. Construction activities are also a source of various other materials including trash, soap, and sanitary wastes.

The project improvement plans will be required as a condition of approval to comply with the City's Grading, Erosion, and Sediment Control Ordinance (Code 15.88.250). Therefore, compliance with City and State regulations will reduce impacts to surface water and drainage to a less-than-significant level.

Therefore, the proposed project would have a ***less-than-significant*** impact on groundwater quality or quantity.

## MITIGATION MEASURES

No mitigation measures are required.

## FINDINGS

The proposed project will have a ***less-than-significant*** impact on water resources.

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

**ENVIRONMENTAL SETTING**

The project site lies within a developing urbanized area with adjacent agricultural uses of Sacramento County within the Sacramento Valley Air Basin (SVAB), and is subject to federal, state, and local air quality regulations. The SVAB is about 200 miles long in a north-south direction, and has a maximum width of about 150 miles. The SVAB is bounded on the north by the Cascade Range, on the south by the San Joaquin Valley Air Basin, on the east by the Sierra Nevada, and on the west by the Coast Range. Eleven counties are included in the SVAB, and include all or portions of Shasta, Tehama, Glenn, Colusa, Yolo, East Solano, Butte, Sutter, Yuba, Placer, and Sacramento counties. Within the SVAB, the Natomas Central project site is under the jurisdiction of the Sacramento Metropolitan Air Quality Management District (SMAQMD). The SMAQMD is responsible for implementing emissions standards and other requirements of federal and state laws. Air quality concerns within the Sacramento Valley include the most common pollutants including ozone, carbon monoxide, nitrogen oxides, sulfur oxides, and particulate matter from dust and diesel exhaust.

The U. S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants (**Table 5**). These ambient air quality standards are levels of contaminants, which represent safe levels that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are called "criteria" pollutants because the health and other effects of each pollutant are described in criteria documents.

**Federal and State Ambient Air Quality Standards**

<b>Pollutant</b>	<b>Averaging Time</b>	<b>Federal Primary Standard</b>	<b>State Standard</b>
Ozone (O3) 1-Hour	1-Hour 8-Hour	0.12 ppm 0.08 ppm	0.09 ppm 0.07 ppm
Carbon Monoxide (CO)	8-Hour 1-Hour	9.0 ppm 35.0 ppm	9.0 ppm 20.0 ppm
Particulate Matter (PM10)	Annual 24-Hour	50 µg/m3 150 µg/m3	20 µg/m3 50 µg/m3
Particulate Matter (PM2.5)	Annual 24-Hour	15 µg/m3 65 µg/m3	12 µg/m3 no separate standard
Sulfur Dioxide (SO2)	Annual 24-Hour	.04 ppm	0.03 ppm 0.14 ppm
Nitrogen Dioxide (NO2)	Annual 1-Hour	0.053 ppm	.25 ppm

Any pollutant criteria that does not have a federal or state standard set is indicated by "--".

The federal and state governments have enacted laws mandating the identification of areas not meeting the ambient air quality standards and development of regional air quality plans to eventually attain the standards. Both the federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) classifies Sacramento County as non-attainment for ozone and PM10 (particulate matter less than 10 microns in diameter), and the CARB classifies the County as non-attainment for PM2.5. For carbon monoxide (CO), Sacramento County is designated as unclassified/attainment by the EPA, and attainment by the CARB. For both nitrogen dioxide (NO2) and sulfur dioxide (SO2), the CARB designated the County as attainment, while at the national level the EPA designates the County as unclassified/attainment (California Air Resources Control Board 2002).

**North Natomas Community Plan**

The North Natomas Community Plan (NNCP) of 1994 has both a Transportation Systems Management (TSM) Plan and an Air Quality Mitigation Strategy (AQMS). The Air Quality Mitigation Strategy of the NNCP is focused on reducing emissions of ozone precursors. Ground level ozone is not emitted directly into the air, but is formed instead by chemical reactions between oxides of nitrogen (NOx) and reactive organic gases (ROG) in the presence of sunlight. The major sources of NOx and ROG are emissions from motor vehicle exhaust, gasoline vapors, chemical solvents, industrial facilities and electric utilities. Site design, target area, and community wide measures are included in the AQMS. Site design measures include orientation of buildings to promote transit use, while a target area measure might include reduced parking in areas located within ¼ mile of a light rail station. A shuttle system for the community is one example of a community-wide mitigation strategy.

As required by the NNCP, The City Development Services Department and SMAQMD have set a goal of 35 percent community-wide daily reduction in vehicle and other ROG emissions at build out of the Natomas Community. Residential developments must reduce ROG emissions

by a minimum of 20 percent compared to single occupant vehicle baseline. Some of the measures that will be implemented to meet this goal include the promotion of electric, low, and zero-emission vehicle use, providing emission credits for electric vehicle use, and the use of low or zero emission appliances such as furnaces and electric lawnmowers.

The Transportation Systems Management component of the NNCP requires the establishment of a community-based Transportation Management Association. The North Natomas Transportation Management Association (NNTMA) was established in 1998 to assist developers, employers, residents and others with the implementation of trip reduction strategies in support of the NNCP goals and objectives (North Natomas Transportation Management Association 2003). Each developer within the NNCP area is required to submit a Transportation Management Plan (TMP) that demonstrates how the project will help meet the trip and emission reduction goals, and one of the requirements of each TMP is participation in the NNTMA.

The NNTMA will be responsible for area and community wide traffic reduction strategies, which would contribute to the development's required percentage of emission reduction.

#### STANDARDS OF SIGNIFICANCE

The SMAQMD adopted the following thresholds of significance in 2002:

*Ozone and Particulate Matter.* An increase of nitrogen oxides (NO<sub>x</sub>) above 85 pounds per day for short-term effects (construction) would result in a significant impact. An increase of either ozone precursor, nitrogen oxides (NO<sub>x</sub>) or reactive organic gases (ROG), above 65 pounds per day for long-term effects (operation) would result in a significant impact (as revised by SMAQMD, March 2002). The threshold of significance for PM<sub>10</sub> is a concentration based threshold equivalent to the California Ambient Air Quality Standard (CAAQS). For PM<sub>10</sub>, 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 (50 micrograms/cubic meter for 24 hours) if there were an existing or projected violation; however, if a project is below the ROG and NO<sub>x</sub> thresholds, it can be assumed that the project is below the PM<sub>10</sub> threshold as well (SMAQMD, 2004).

*Carbon Monoxide.* The pollutant of concern for sensitive receptors is carbon monoxide (CO). Motor vehicle emissions are the dominant source of CO in Sacramento County (SMAQMD, 2004). For purposes of environmental analysis, sensitive receptor locations generally include parks, sidewalks, transit stops, hospitals, rest homes, schools, playgrounds and residences. Commercial buildings are generally not considered sensitive receptors. Carbon monoxide concentrations are considered significant if they exceed the 1-hour state ambient air quality standard of 20.0 parts per million (ppm) or the 8-hour state ambient standard of 9.0 ppm (state ambient air quality standards are more stringent than their federal counterparts).

#### ANSWERS TO CHECKLIST QUESTIONS

##### QUESTION A AND B

Air quality impacts resulting from implementation of the project are categorized as follows:

- Short-term impacts related to construction activities; and
- Long-term impacts related to operation of the project.

Short-term air quality impacts are the result of the use of construction equipment, transport of materials (i.e. equipment, supplies, and construction material) to and from the site, and construction employee commute trips. Short-term air quality emissions typically consist of reactive organic gases (ROG), oxides of nitrogen (NOx), and fugitive dust. Nitrogen oxides (NOx) and reactive organic gases (ROG) are the primary reactive compounds, or precursors, contributing to the formation of ozone and are largely generated from the operation of gas and diesel powered equipment. Fugitive dust and particulate matter is largely generated from earth moving activities and wind erosion.

Long-term air quality impacts are associated with the operational characteristics of the project and typically are the result of the use of equipment that directly generates pollutants (i.e. diesel powered water pump or electrical generator). Additionally, long term air quality impacts are associated with mobile emissions related to employee trips to work and home.

In order to calculate air quality construction and long-term emissions for the project, the URBEMIS computer program was used (URBEMIS 2002, version 8.7). URBEMIS stands for "Urban Emissions Model", and estimates emissions (lbs./day) generated from construction equipment and vehicles used during the development of residential neighborhoods, shopping centers, and office buildings. URBEMIS also estimates long term emissions from the operation of projects after construction. Long-term impacts include emissions from gas appliances, wood stoves, fireplaces, landscape maintenance equipment; and residents' vehicle use. The URBEMIS model is widely used in California by air districts, local governments, project developers, and environmental consultants and is recommended and approved for use by multiple air quality districts throughout the state.

Construction and operational mass daily emissions were calculated for the project based on project phases. The first one is the Pardee (Pardee Residential Only, which includes the park and detention basin totaling ~121.3 acres) and the other is Pardee PUD (Pardee Combined, which includes all elements of the PUD including the 8.4 ac of EC-50 and 14.3 ac of Light Industrial).

The EC-50 and Light Industrial parcels will not be developed at this time and will require future discretionary actions for future development. Two URBEMIS runs were completed to get the construction emissions for just the Residential, Park and detention basin (121.3 acres)(Pardee) which is proposed to be developed and one for the whole project area (Pardee PUD). The estimated emissions for construction of the proposed development project (Pardee) were used to determine the construction mitigation fee and then utilize the estimated construction emissions for the whole PUD (Pardee PUD) to condition the project that if the future phase(s) begin construction during construction of the proposed project, then they would be accountable to pay the additional construction fees. The estimated fees are \$136,380 for the construction fees for the Pardee project and would increase to \$246,633 for the entire PUD (if construction of the entire site occurs simultaneously).

The operation emissions (which utilize the Pardee PUD or combined URBEMIS run) were calculated to be 99.39 lbs/day of NOx and 166.93 lbs/day of ROG. For the operational the emissions that exceed the threshold after the reduction from the mitigation of the Air Quality Mitigation Plan, fees are broken out and separated on an acreage basis to apply to the different developments.

**URBEMIS Construction Emissions (lbs/day) – Residential Only Before and After Mitigation**

	<i>Before Mitigation</i>	<i>After Mitigation</i>	<b>NOx Over threshold (lbs/day)</b>
	<b>NOx (lbs/day)</b>	<b>NOx (lbs/day)</b>	
Grading phase	253.34	202.67	117.67
Building Construction (Year 1)	151.78	121.42	36.42
Building Construction (Year 2)	144.73	115.78	30.78
Building Construction (Year 3)	137.67	110.14	25.14
Asphalt phase	44.75	35.80	0
Over threshold	20900.28		

**URBEMIS Operational Emissions (lbs/day) – Residential Only Before and After Mitigation**

<b>Operational Emissions - (lbs/day)</b>			
	<i>Before Mitigation</i>	<i>After Mitigation</i>	<b>NOx Over threshold (lbs/day)</b>
	<b>NOx (lbs/day)</b>	<b>NOx (lbs/day)</b>	
	99.39	84.48	19.48
Total operational Nox over threshold = 3.56 tons			

**Mitigation Measures**

**Air Quality 1:** The construction contractor will provide the City of Sacramento and SMAQMD with a plan for approval demonstrating that heavy-duty (>50 horsepower) off-road vehicles to be used will achieve a project wide fleet average of 20 percent NOx reduction and 45 percent PM reduction compared to the most recent CARB fleet average at the time of construction. Off-road vehicles include owned, leased, and subcontractor vehicles. The project contractor will submit to the City of Sacramento and SMAQMD a comprehensive inventory of all off-road construction equipment (> 50 horsepower) that will be used for a total of 40 hours or more during any portion of the project. The inventory will include the horsepower rating, engine production year, and projected hours of use or fuel requirements for each piece of equipment. At least 48-hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, name and phone number of the project manager, and on-site foreman.

**Air Quality 2:** The project contractor shall ensure that emissions from off-road diesel powered equipment used on site do not exceed 40 percent opacity for more

than three minutes in any one hour. Any equipment found to exceed the 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the City of Sacramento AND SMAQMD shall be notified within 48-hours of identification of noncompliant equipment. The project contractor shall insure that a visual survey of all in-operation equipment is made at least weekly, and a monthly summary of the visual survey results shall be submitted by the contractor to the City of Sacramento and to SMAQMD throughout the duration of the project (except for 30-day periods of inactivity). The monthly summary shall include the quantity and type of vehicles surveyed, and the date of each survey.

- Air Quality 3:** Construction equipment will utilize the Best Available Technology (BAT) so as to minimize vehicle emissions to the extent possible. This may include the use of diesel particulate filters and cooled exhaust gas recirculation or equivalent measures on all off-road and on-road diesel equipment in the construction phase of the project. The project proponent will review amendments to CARB and SMAQMD regulations and City of Sacramento ordinances during construction, and comply immediately with newly adopted regulations, including those for equipment idling, which would reduce the cumulative release of pollutants.
- Air Quality 4:** Coordinate with the SMAQMD for payment of fees into the Heavy-Duty Low-Emission Vehicle Program designed to reduce construction related emissions within the region. Fees shall be paid based upon the SMAQMD District Fee of \$13,600/ton of NOx emissions generated. This fee shall be paid prior to issuance of building permits. Based upon the URBEMIS emissions data and the SMAQMD's mitigation fee calculator, the expected payment for remaining construction related NOx emissions over the significance threshold will be \$48,416.00. If the projected construction equipment or phases change, the applicant shall coordinate with the SMAQMD to determine if the mitigation fee needs to be re-calculated. During construction of the proposed improvements, grading activities have the potential to result in the generation of significant amounts of fugitive dust that could potentially expose sensitive receptors to criteria pollutants unless mitigated. **Mitigation Measures AQ-5 through AQ-8** will reduce these impacts to a less than significant level.
- Air Quality 5:** During clearing, grading, earth-moving, or excavation operations, fugitive dust emissions shall be controlled by watering exposed surfaces 2 times per day, watering haul roads 3 times per day or paving of construction roads, or other dust-preventive measures.
- Air Quality 6:** All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 20 mph averaged over 1 hour.
- Air Quality 7:** Any portions of the construction site that remains inactive longer than a period of 3 months shall be reestablished with ground cover through seeding and watering. Alternatively, non-toxic soil stabilizers shall be applied to all inactive construction areas in accordance with manufacture's specifications.

- Air Quality 8:** All vehicles hauling dirt, sand, soil or other loose material shall be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114.
- Air Quality 9:** Prior to groundbreaking, the project proponent will coordinate with the SMAQMD and the City of Sacramento and develop a project Air Quality Mitigation Plan designed to reduce area source and operational NOx emissions by 20%. Some examples of project specific operational mitigation include bicycle/pedestrian transit features that promote alternative transportation use, mixed land uses including parks and schools within ¼ mile of residential uses, and promotion of electric landscaping equipment.
- Air Quality 10:** Coordinate with the SMAQMD for payment of fees into the Heavy-Duty Low-Emission Vehicle Program designed to reduce emissions within the region. SMAQMD calculates the mitigation fee for these remaining operational emissions by multiplying the NOx lbs/day over the threshold by 365 days (one year of emissions), determining the total project NOx over the threshold in tons, and multiplying that overage by the Carl Moyer Program standard of \$13,600 per ton. This fee shall be paid prior to issuance of building permits. Based upon the URBEMIS emissions data and the SMAQMD's mitigation fee calculator, the expected payment for remaining operational NOx emissions over the significance threshold will be \$142,122. If the projected operational emissions change, the applicant shall coordinate with the SMAQMD to determine if the mitigation fee needs to be re-calculated.

#### QUESTION C

The area surrounding the project site consists of low-density residential, residential office, medical, and commercial services and retail uses. The project would not result in the alteration of air movement, moisture, or temperature, or in any change in climate, either locally or regionally over and above what is currently experienced in that area. Any impacts would be considered *less than significant*.

#### QUESTION D

While odors associated with the use of diesel powered equipment may emit objectionable odors, these odors will be short-term in nature and the construction fleet will utilize all Best Available Technology as required in the mitigation measures. As such, the creation of objectionable odors from construction is considered a less than significant impact, and no mitigation is required. Odors from residential land use after build out are expected to be less than significant.

#### FINDINGS

Payment of SMAQMD approved mitigation fees for use in off-site emission reduction programs for any remaining project NOx emissions over the significance threshold will reduce the impacts to air quality to less than significant for NOx and also other criteria emissions, including PM10.

With the incorporation of **Mitigation Measures AQ-1** through **AQ-10** listed above, the proposed project is expected to have a less than significant impact on air quality.

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

**ENVIRONMENTAL SETTING**

The project site is located south of Del Paso Road from Gateway Park Boulevard to just east of Blackrock Drive.

**PROJECT ASSUMPTIONS FOR ENVIRONMENTAL REVIEW**

At the time environmental review for the proposed project was initiated, the number of residences included in the project was not certain. In addition, the proposed project does not include requests for development entitlements for the employment center parcel at the northeast corner or the light industrial parcel to the south of the employment center parcel. A Special Permit would be required at the time a specific development proposal is received for these parcels.

In order to ensure that the environmental review would adequately identify and evaluate the impacts of the proposed project, assumptions were made regarding development on the site. At the time the assumptions were adopted, and the traffic study initiated, the applicant was engaged in discussions with the Natomas Joint Unified School District regarding a potential elementary school site in the project area. Two scenarios were adopted, one of which included

a school site, and a second scenario that included a larger park and residential development on the remainder of the school site, as follows:

<b>Table 1 Project Build-Out Assumptions</b>		
	<b>Land Use</b>	<b>Amount</b>
<b>Scenario 1</b>	Single-Family detached Housing	408 dwelling units
	Residential/Condominium	394 dwelling units
	Office (EC-40)	93,600 square feet
	Light Industrial	252,000 square feet
	K-8 School	900 students
	Park	8 acres
<b>Scenario 2</b>	Single-Family detached Housing	408 dwelling units
	Residential/Condominium	544 dwelling units
	Office (EC-40)	93,600 square feet
	Light Industrial	252,000 square feet
	Park	11.4 acres

As shown in Table 1, if a school is included in the project site there would be 802 residential dwelling units; if no school site is included, and the park is increased from 8 acres to 11.4 acres, the number of residential dwelling units would be 952 units.

The assumptions for office space and light industrial set forth above are estimates of the potential development that could occur on these parcels. Square footage for the employment center uses was based on the Community Plan provisions (i.e., 40 employees per acre and 300 sq. ft./employee), and the light industrial uses were based on 20,000 sq. ft./acre. Actual development proposed for these sites could be more or less intense, but these estimates are viewed a reasonable projections of the magnitude of development that could occur on these sites. These estimates have been used for evaluating traffic impacts and other environmental effects of the proposed project.

In the case of the traffic and circulation analysis, the vehicle trips generated by Scenario 1, which includes the school site, were greater than for Scenario 2. The traffic analysis utilized Scenario 1, therefore, as the basis for assessment of project impacts for traffic and circulation. (Traffic Report, page 11)

### **Roadway System**

The roadway network in the vicinity of the proposed project is described below.

- *I-5* is primarily six lanes within the study area and serves as the commute corridor between Downtown Sacramento and North Natomas. Just north of the Del Paso Road interchange, *I-5* curves towards the west and continues to the Sacramento International Airport and beyond.

- **Del Paso Road** is an east-west roadway continuing from Power Line Road west of I-5 to Northgate Boulevard where it becomes Main Avenue and continues to the east. Del Paso Road is primarily a six-lane roadway between I-5 and the project site. Del Paso Road narrows to two lanes in the eastbound direction just west of Blackrock Drive along the frontage of the proposed project site. Del Paso Road becomes two lanes in the westbound direction east of Blackrock Drive. Del Paso Road provides access to the Arco Arena, and adjacent retail and commercial uses.
- **Truxel Road/Natomas Boulevard** is a north-south roadway west of the project site. Truxel Road extends north of Interstate 80 (I-80) and becomes Natomas Boulevard at the Del Paso Road intersection. Truxel Road also provides access to the Arco Arena. Natomas Boulevard primarily provides access to the residential uses within North Natomas.
- **Gateway Park Boulevard** is a two to four lane roadway between Truxel Road and Del Paso Road. Along the frontage of the project site, Gateway Park Boulevard is one lane in the northbound direction; however, the roadway has been widened to two lanes in the southbound direction. North of Del Paso Road, Gateway Park Boulevard becomes Aviator Boulevard and serves the residential uses to the north.
- **Arena Boulevard/North Market Boulevard** extends from El Centro Road west of I-5 to Northgate Boulevard. Arena Boulevard becomes North Market Boulevard at the Truxel Road intersection. Arena Boulevard provides access to the Arco Arena while North Market Boulevard primarily serves the light industrial uses in the Natomas area.

**Blackrock Drive** extends north of Del Paso Road and serves the residential area to the north.

#### **Bicycle and Pedestrian Facilities**

Del Paso Road has Class II on-street bike lanes (i.e., signed and striped) within the project vicinity. Del Paso Road has sidewalks on both sides of the roadway within the project vicinity; however, no sidewalks are provided on the south side between Gateway Park Boulevard and Blackrock Drive (i.e., along the frontage of the project site). On-street bike lanes are provided on the west side of Gateway Park Boulevard adjacent to the project site. Along the frontage of the project site (i.e., the east side of the roadway), Gateway Park Boulevard has narrow shoulders and no sidewalks.

#### **Transit Service**

The Sacramento Regional Transit District (RT) provides public transit service within the project area. Transit service is provided on Truxel Road, Natomas Boulevard, North Market Boulevard, and Gateway Park Boulevard (between Truxel Road and North Market Boulevard). No transit service is provided on Del Paso Road. Three routes provide direct fixed route service within the project vicinity as listed below.

- **Route 11 (Truxel Road)** operates between Downtown Sacramento and North Natomas and provides service along Truxel Road and Natomas Boulevard within the study area. Service is generally provided from 6:00 AM to 6:00 PM Monday through Friday and no weekend service is provided.

- **Route 13 (Northgate)** operates between Arden/Del Paso and North Natomas and provides service on Northgate Boulevard, North Market Boulevard, and Gateway Park Boulevard (between Truxel Road and North Market Boulevard) within the study area. Service is generally provided from 5:00 AM to 11:00 PM Monday through Friday and from 8:00 AM to 6:00 PM on Saturdays, Sundays, and Holidays.
- **Route 14 (Norwood)** operates between Arden/Del Paso and North Natomas and provides service on Norwood Avenue, Main Avenue, North Market Boulevard, and Gateway Park Boulevard (between Truxel Road and North Market Boulevard). Service is generally provided from 5:30 AM to 10:00 PM Monday through Friday and from 7:30 AM to 7:30 PM on Saturdays, Sundays, and Holidays.

### STANDARDS OF SIGNIFICANCE

The following *Standards of Significance* have been established in assessing the impacts of proposed projects on the transportation facilities (Source: *Traffic Impact Analysis Guidelines*, Rev. July 19, 2002).

*Roadways:*

- (1). An impact is considered significant for roadways when the project causes the facility to degrade from LOS C or better to LOS D or worse.
- (2). For facilities that are already worse than LOS C without the project, an impact is also considered significant if the project increases the v/c ratio by 0.02 or more on a roadway.

*Signalized and  
unsignalized  
Intersections:*

- (1). An impact to the intersections is considered significant if the Project causes the LOS of the intersections to degrade from LOS C or better to LOS D or worse.
- (2). For intersections that are already operating at LOS D, E, or F without the Project, an impact is significant if the implementation of the Project increases the average delay by 5 seconds or more at an intersection.

*Transit Facilities:*

An impact is considered significant if the implementation of the project will cause one or more of the following:

- (1). The project-generated ridership, when added to the existing or future ridership, exceeds existing and/or planned system capacity. Capacity is defined as the total number of passengers the system of buses and light rail vehicles can carry during the peak hours of operation.
- (2). Adversely affect the transit system operations or facilities in a way that discourages ridership (e.g. removes shelter, reduces park and ride).

*Bicycle Facilities:*

An impact is considered significant if the implementation of the project will cause one or more of the following:

- (1). eliminate or adversely affect an existing bikeway facility in a way that discourages the bikeway use;
- (2). interfere with the implementation of a proposed bikeway;

- (3). result in unsafe conditions for bicyclists, including unsafe bicycle/pedestrian or bicycle/motor vehicle conflicts.

*Pedestrian Facilities:* An impact is considered significant if the project will adversely affect the existing pedestrian facility or will result in unsafe conditions for pedestrians, including unsafe pedestrian/bicycle or pedestrian/motor vehicle conflicts.

*Parking Facilities* A significant impact to parking would occur if the anticipated parking demand of the Project exceeds the available or planned parking supply for typical day conditions. However, the impact would not be significant if the Project is consistent with the parking requirements stipulated in the City Code.

### **ANSWERS TO CHECKLIST QUESTIONS**

A traffic study and report for the proposed project as prepared by Fehr & Peers for the City of Sacramento (traffic report). The traffic report is attached to this Initial Study as Attachment X.

The traffic study identified study intersections that would be those most likely affected by project traffic, and collected traffic counts to establish existing traffic levels and intersection performance. Study intersections were also identified, as well as bicycle and pedestrian facilities. Transit service was identified.

The traffic report identified baseline traffic conditions, which include existing traffic and projects that have been approved or planned, and are likely to be in operation by the time the proposed project would contribute traffic to the system.

The traffic report identified two land use scenarios for the project site. Scenario 1 included a K-8 school site on 15 acres, with 900 students, while Scenario 2 assumed no school and development of 150 condominium units on the school parcel. Because Scenario 1 resulted in higher trip generation estimates, it was selected as the basis for impact analysis to ensure a conservative analysis.

The proposed project would extend Terracina Drive to the east and Blackrock Drive to the south to provide access to the project site. Full access to/from the project site would be provided at the Terracina Drive/Gateway Park Boulevard and Del Paso Road/Blackrock Drive intersections. Two additional roadways (Road A and Road B) would provide access to/from Del Paso Road. Turning movements at these roadways would be restricted to right in/out only by the raised median on Del Paso Road. Access to the southeast portion of the site would be provided by an extension of Striker Avenue to Blackrock Drive.

The proposed project would require amendments to the General Plan and North Natomas Community Plan, but the land uses proposed in the project are generally consistent with the designations for the site; the amendments would alter the location of the designated land uses. The traffic report compared the trip generation for the proposed project and for the maximum density of the specific land uses designated in the North Natomas Community Plan, and concluded that the proposed project would generate fewer trips (Traffic Report, p. 13). The cumulative impacts of the proposed project have been adequately addressed in the environmental documents prepared in connection with the adoption of the General Plan and the North Natomas Community Plan, and are not considered further.

#### QUESTION A

The Traffic Report studied the roadway, transit, and bicycle/pedestrian components of the overall transportation system under baseline (i.e., near-term) conditions with and without the development of the proposed project. The Traffic Report estimated the trips that would be generated by the proposed project, and the manner in which those trips would be distributed on the area roadways. Impacts to the following area intersections were evaluated:

- Del Paso Road/I-5 Southbound Ramps
- Del Paso Road/I-5 Northbound Ramps
- Del Paso Road/Truxel Road/Natomas Boulevard
- Del Paso Road/Gateway Park Boulevard
- North Market Boulevard/Gateway Park Boulevard
- Del Paso Road/Blackrock Drive
- Terracina Drive/Gateway Park Drive

Intersections were evaluated for performance during the a.m. peak hours (7:00 a.m. to 9:00 a.m.) and the p.m. peak hours (4:00 p.m. to 6:00 p.m.).

The Traffic Report concluded that the proposed project would generate 10,552 trips daily, with 1,280 during the a.m. peak hours and 1,200 during the p.m. peak hours. (Traffic Report, Table 7, p. 11)

The Traffic Report identified significant impacts, and identified mitigation, for the following intersections. The impact, mitigation and residual impact are shown for each intersection.

**Del Paso Road/I-5 Southbound Ramps:** The addition of the proposed project would add more than 5 seconds of delay to AM and PM peak hour (LOS F) operations at the Del Paso Road/I-5 Southbound Ramps, resulting in a significant impact.

Installation of a traffic signal at the del Paso Road/I-5 Southbound Ramps intersection would result in less than a 5 second increase in delay during the AM and PM peak hours and would reduce the impact to less than significant. The signalization of this intersection is included in the North Natomas finance plan. Therefore, the project applicant shall pay its fair share towards implementing this improvement. The following measures would mitigate the impact:

**Traffic 1:** The applicant shall pay its fair share of the installation of a traffic signal at the Del Paso Road/I-5 Southbound Ramps intersection.

**Del Paso Road/I-5 Northbound Ramps:** The addition of the proposed project would add more than 5 seconds of delay to AM and PM peak hour (LOS F) operations, resulting in a significant impact.

Installation of a traffic signal at the intersection would result in less than a 5 second increase in delay during the AM and PM peak hours and would reduce the impact to less than significant. The signalization of this intersection is included in the North Natomas finance plan. Therefore, the project applicant shall pay its fair share towards implementing this improvement.

**Traffic 2:** The applicant shall pay its fair share of the installation of a traffic signal at the Del Paso Road/I-5 Northbound Ramps intersection.

**Del Paso Road/Truxel Road/Natomas Boulevard:** The addition of the proposed project would add more than 5 seconds of delay to PM peak hour (LOS E) operations, resulting in a significant impact.

Modification of the signal timing at the intersection would result in less than a 5 second increase in delay during the PM peak hour and would reduce the impact to less than significant. Additional improvements that are planned by the City of Sacramento at this intersection would also improve traffic operations (e.g., providing dual eastbound left-turn lanes). However, if these improvements are not implemented before the development of the proposed project, the applicant shall pay traffic impact fees or its fair share towards implementing the planned improvements.

**Traffic 3:** The applicant shall pay the cost of modifying the signal timing at the Del Paso Road/Truxel Road/Natomas Boulevard intersection to extend the maximum green time for the eastbound left-turn movement and pay traffic impact fees or a fair share of the cost for planned improvements to provide dual eastbound left turn lanes at the intersection.

**Terracina Drive/Gateway Park Boulevard:** The addition of the proposed project would degrade traffic operations from LOS A to LOS D during the AM peak hour and from LOS A to LOS E during the PM peak hour, resulting in a significant impact.

Installation of a traffic signal at the intersection would result in LOS B operations during the AM peak hour and LOS C during the PM peak hour and would reduce the impact to **less than significant**.

**Traffic 4:** The applicant shall install a traffic signal at the Terracina Drive/Gateway Park Boulevard intersection and provide the following lane configurations:

- Northbound: Provide a left-turn lane (150 feet), two through lanes, and a right-turn lane
- Southbound: Provide a left-turn lane (250 feet), two through lanes, and a right-turn lane
- Eastbound: Maintain the existing approach lanes (a shared left/through/right)
- Westbound: Provide a shared left-turn/through lane and a separate right-turn lane

#### QUESTIONS B AND C

The project site is located in an area that is relatively level, and is currently served by existing paved City streets. Ingress and egress to the project site would be designed in accordance with current traffic standards, and would be subject to review and approval by the City. No sharp curves or impediments to line-of-sight have been proposed as part of the project. The project site is located in an urbanizing portion of the community, and conflicts with incompatible uses would be negligible, and **less than significant**.

The project site is located on Del Paso Road, which provides access east and west of the site. Other City streets also serve the project site. The project site would have ingress and egress via at least two routes. The site would have adequate access to emergency routes, and any impact for emergency access would be **less than significant**.

#### QUESTION D

The proposed project would provide sufficient off-street parking for single-family residences and condominiums to meet the requirements of the City Zoning Code. These requirements are established to ensure that new development provides sufficient on-site parking to satisfy the demands of residents and visitors, and to avoid off-site parking on nearby residential streets. The project would have a **less-than-significant** impact on parking.

#### QUESTIONS E AND F

The implementation of the proposed project would not affect the existing bicycle facilities within the project vicinity. In addition, the proposed project would not interfere with the planned bikeways shown in the *Sacramento City/County 2010 Bikeway Master Plan*. Implementation of the proposed project would have a **less-than-significant** impact.

No existing or proposed bikeways would be impeded or removed as part of the proposed project. The proposed project would also be required as a condition of approval to maintain adequate pedestrian access to the site with all public improvements, in compliance with the City's Design Procedures Manual.

The proposed project would not affect the pedestrian circulation within the project vicinity. The recommended traffic signal at the Terracina Drive/Gateway Park Boulevard intersection would provide an additional protected crossing for pedestrians. Implementation of the proposed project would have a **less-than-significant** impact.

The implementation of the proposed project would not disrupt or interfere with existing or planned transit facilities or services in the study area. Since the transit trips would be distributed among the existing transit services (i.e., three bus routes serving the North Natomas area), the additional ridership generated by the project is not expected to exceed the available or planned system capacity. Implementation of the proposed project would have a **less-than-significant** impact.

Therefore, impacts to the safety of pedestrians and bicyclists would be less than the significant, and the project would not be in conflict with adopted policies supporting alternate modes.

#### QUESTION G

The project is not adjacent to any rail line, waterway or airport, and would not result in uses that would generate significant rail, waterborne or air traffic. Therefore, the proposed project would result in a **less-than-significant** impact to these modes of transportation.

#### FINDINGS

With implementation of Mitigation Measures Traffic 1 through 4, inclusive, the proposed project would result in **less-than-significant** impacts related to transportation.

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

The project site has been studied for biological resources, and the following reports have been submitted:

- Draft Wetland Delineation, ECORP Consulting, September 13, 2005
- Special-Status Species Assessment, ECORP Consulting, February 3, 2006
- Biological Resources Report-Gately Property, Gibson & Skordal, February 2006

**ENVIRONMENTAL SETTING**

The project site is located within the Natomas Basin, which is roughly defined as the area east of the Sacramento River, north of its confluence with the American River. A total of 53,537 acres are included within the basin area, which includes portions of the City of Sacramento, Sacramento County, and Sutter County. Approximately 12, 836 acres of the basin reside within the City of Sacramento boundary

The biological features of the basin have been significantly altered through agricultural activities over the last several decades, although areas containing natural and uncultivated vegetation are located in the vicinity of irrigation canals, drainage ditches, pastures, and uncultivated fields (City of Sacramento 1996). Numerous water conveyance systems operated by Natomas Mutual and RD 1000 are located throughout the basin, which have historically provided water for irrigated rice farming activities in the area. The water and vegetation surrounding these conveyance systems are an important habitat component for wildlife within the basin, providing areas for nesting and feeding, as well as functioning as a migration corridor.

The project site is comprised of leveled non-native grassland in an urbanizing portion of the City of Sacramento. The site has a mean elevation of 15 feet above mean sea level, and is hydrologically isolated from the surrounding terrain. There are fill piles of earthen material along

the western boundary of the site and the northwest corner of the site.

The southern boundary of the site abuts a levee for the canal that connects the East Drainage Canal to the Natomas Main Drainage Canal. The northern boundary of the site abuts Del Paso Road; the western boundary abuts Gateway Park Boulevard; and the eastern boundary abuts light industrial and office developments.

The proposed project is located within the area of the City that is required to comply with all measures identified in the Natomas Basin Habitat Conservation Plan (NBHCP). The NBHCP is a conservation plan supporting application for incidental take permits (ITPs) under Section 10(a)(1)(b) of the Endangered Species Act and under Section 2081 of the California Fish and Game Code. The purpose of the NBHCP is to promote biological conservation in conjunction with economic and urban development within the Permit Areas of the Natomas Basin. The NBHCP establishes a multi-species conservation program to minimize and mitigate the expected loss of habitat values and incidental take of Covered Species resulting from urban development, operation of irrigation and drainage systems, and certain activities associated with The Natomas Basin Conservancy management of its system of reserves established under the NBHCP. Goals of the NBHCP include minimizing incidental take of the Covered Species in the Permit Areas, and providing mitigation for impacts of Covered Activities for Covered Species and their habitat. The NBHCP applies to the 53,537-acre Natomas Basin.

## **REGULATORY SETTING**

### Definitions of Special-Status Species

Special-status species are those plants and animals that, because of their recognized rarity or vulnerability to various causes of habitat loss or population decline, are recognized in some fashion by federal, state, or other agencies as deserving special consideration. Some of these species receive specific legal protection pursuant to federal or state endangered species legislation. Others lack such legal protection, but have been characterized as "sensitive" on the basis of adopted policies and expertise of state resource agencies or organizations with acknowledged expertise, or policies adopted by local governmental agencies such as counties, cities, and special districts to meet local conservation objectives. These species are referred to collectively as "special status species" in this report, following a convention that has developed in practice but has no official sanction. The various categories encompassed by the term are presented below:

- plants or animals listed or proposed for listing as threatened or endangered under the federal ESA (50 Code of Federal regulations [CFR] 17.12 [listed plants], 17.11 [listed animals] and various notices in the Federal Register [FR] [proposed species]).
- plants or animals that are candidates for possible future listing as threatened or endangered under the federal ESA (61 FR 40, February 28, 1996);
- plants or animals designated as "special concern" (former C2 candidates) by Region 1 of the U.S. Fish and Wildlife Service (USFWS);
- plants or animals listed or proposed for listing by the State of California as threatened or endangered under the California ESA (14 California Code of Regulations [CCR] 670.5);
- plants listed as rare or endangered under the California Native Plant Protection Act (California Fish and Game Code, Section 1900 et seq.);

- plants that meet the definitions of rare and endangered under CEQA (State CEQA Guidelines, Section 15380);
- plants considered under the California Native Plant Society (CNPS) to be "rare, threatened or endangered in California" (Lists 1A, 1B, and 2 in CNPS 2001);
- plants listed by CNPS as plants about which more information is needed to determine their status and plants of limited distribution (Lists 3 and 4 in CNPS 2001), which may be included as special-status species on the basis of local significance or recent biological information;
- animal species of special concern to CDFG; and
- animals fully protected in California (California Fish and Game Code, Sections 3511 [birds], 4700 [mammals], and 5050 [reptiles and amphibians]).

#### Wetlands and Waters of the United States

The U.S. Army Corps of Engineers (Corps) has primary federal responsibility for administering regulations that concern "waters of the United States," including wetlands, within the Project Area. The Corps requires that a permit be obtained if a project proposes placing structures within, over, or under navigable waters and/or discharging dredged or fill material into waters of the U.S. below the ordinary high-water mark in non-tidal waters. The Environmental Protection Agency (EPA), U.S. Fish and Wildlife Service (USFWS), National Marine Fisheries Services (NMFS), and other state and local regulatory agencies may provide comment on Corps permit applications.

The state's authority in regulating activities in waters of the U.S. resides primarily with the CDFG and the State Water Resources Control Board (SWRCB). CDFG may provide comments on Corps permit actions under the Fish and Wildlife Coordination Act. CDFG is also authorized under the California Fish and Game Code Sections 1600-1607 to develop mitigation measures and enter into Streambed Alteration Agreements (SAA) with applicants who propose projects that would obstruct the flow of, or alter the bed, channel, or bank of a river or stream in which there is a fish or wildlife resource, including intermittent and ephemeral streams. The SWRCB, acting through the Regional Water Quality Control Board (RWQCB), must certify that a Corps permit action meets state water quality objectives (Section 401, Clean Water Act). California Fish and Game Code Sections 1600-1607 require the notification of CDFG for any activity that could affect the bank or bed of any stream that has value to fish and wildlife. Upon notification, the CDFG has the responsibility to prepare a SAA, in consultation with the project proponent.

In a jurisdictional sense, there are two definitions of a wetland: one definition adopted by the Corps and a separate definition adopted by the state of California. Under normal circumstances, the federal definition of wetlands requires three wetland identification parameters (hydrology, soils, and vegetation) to be met, whereas the state adopted definition requires the presence of at least one of these parameters. For this reason, identification of wetlands by the CDFG consists of the union of all areas that are periodically inundated or saturated, or in which at least seasonal dominance by hydrophytes may be documented, or in which hydric soils are present. The CDFG does not normally have direct jurisdiction over wetlands unless they are subject to jurisdiction under an SAA or they support state-listed endangered species; however, the CDFG has trust responsibility for wildlife and habitats pursuant to California law.

## STANDARDS OF SIGNIFICANCE

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

- Creation of a potential health hazard, or use, production or disposal of materials that would pose a hazard to plant or animal populations in the area affected;
- Substantial degradation of the quality of the environment, reduction of the habitat, reduction of population below self-sustaining levels of threatened or endangered species of plant or animal;
- Affect other species of special concern to agencies or natural resource organizations (such as regulatory waters and wetlands); or
- Violation of the Heritage Tree Ordinance (City Code 12.64.040).

## ANSWERS TO CHECKLIST QUESTIONS

### QUESTION A

A special status species assessment was conducted by ECORP Consulting on the majority of the project site, and by Gibson & Skordal on the remaining 19 acres. The assessments included field investigations and review of literature, including the California Department of Fish and Game Natural Diversity Data Base (NDDDB).

The proposed project could affect the following species:

Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*). This species occurs in riparian and other woodland communities in California's Central Valley and associated foothills. Female beetles lay their eggs in crevices on the stems or on the leaves of living elderberry plants. When the eggs hatch, the larvae bore into the stems.

Although no elderberry shrubs were observed on the project site during the field survey, the site is located within the known geographic range of the Valley Elderberry Longhorn Beetle (VELB). Project development could impact the VELB, and this would be a **significant** impact. The following mitigation measure would reduce the impact to a **less-than-significant** level:

Bio 1: Prior to ground disturbance, a qualified biologist shall conduct a focused survey of the project site to identify the presence of elderberry plants. In the event any elderberry plants are identified, the applicant shall either avoid impacts to such plants, or obtain the required take permit(s) from the U.S. Fish and Wildlife Service.

### Giant garter snake (*Thamnophis gigas*)

The giant garter snake (GGS) is listed as a federally threatened species under the Federal Endangered Species Act and the California Endangered Species Act. It is a large aquatic snake that can reach lengths of 4.5 feet or greater, and is endemic to wetland habitat of the Central Valley. Historically this species was observed from Butte County south to Bakersfield. While the current population distribution for GGS is concentrated within the Sacramento Valley,

small isolated populations exist within the San Joaquin Valley (U.S. Fish and Wildlife and California Department of Fish and Game 2003). GGS activities within the Natomas Basin are strongly linked to agricultural activities. One CNDDDB record for GGS is located in the northeast corner of the project site and an additional 30 records are located within five miles of the projects site. Use of Fisherman's Lake by GGS has also been documented by U.S. Geological Survey (Wylie 2000).

GGS typically enter suitable hibernation sites, such as burrows, rubble piles, or canal banks during October, and emerge in late March or early April. They may utilize canals that retain water throughout the summer months, which also contain adequate emergent vegetation that provides cover, and these canals must also have an abundant food supply such as small fish, tadpoles, and frogs. Although drainage canals exist within the project area, current canal maintenance activities, such as vegetation removal, have rendered many canals unsuitable habitat for the GGS. Rice fields with significant growth provide cover for wildlife and may also be used by GGS. However, GGS will move away from fields after they have been drained prior to harvesting. At this time the snake moves back to the canal habitat area where they may find prey stranded in isolated pools of water.

Daily activities of the GGS generally include emerging from burrows after sunrise to bask and warm its internal temperature, which will allow for foraging and courting activities that take place throughout the rest of the day. They can travel up to five miles over the course of a few days, but typically move between 0-30 meters a day.

The habitat requirements of the GGS include agricultural wetlands and other waterways such as irrigation and drainage canals, flooded rice fields, marshes, sloughs, ponds, small lakes, low gradient streams, and adjacent uplands of the Central Valley. Population declines have resulted from through the reduction in available habitat and habitat fragmentation.

Most important to GGS's survival is the availability of permanent water sources that contain emergent vegetation as well as an abundant food supply. Suitable overwintering habitat should also be located in close proximity to its foraging habitat. This species of snake is commonly observed in close proximity to a combination of permanent and seasonal freshwater sources. Because of the scarce availability of natural permanent marsh habitat within the Basin, GGS has adapted to survive in the inundated rice fields and their associated irrigation and drainage canals. Recent population estimates for the GSS within the Natomas Basin is 277 (U.S. Fish and Wildlife Service and California Department of Fish and Game, 2003).

Suitable GGS habitat and a CNDDDB record are located adjacent to the drainage canal along the southern boundary of the project site and numerous CNDDDB records exists within five miles of the site.

Swainson's hawk (*Buteo swainsoni*)

Swainson's hawk is a state threatened species, and is known to occur throughout the Central Valley. Typically this species is present in California during the breeding season (April through August) and winters outside of the U.S. in Mexico and South America, although some records

exist of them wintering in the Sacramento-San Joaquin Delta. Although the Swainson's hawk population is considered to be declining (California Department of Fish and Game 1988 and 1992), the Central Valley's breeding population has remained stable over the last decade (Estep 2000). There are 49 CNDDDB records for Swainson's hawk within five miles of the project site (Appendix C).

Swainson's hawks are opportunistic foragers, feeding on prey such as small rodents and insects from fields, pastures and grasslands adjacent to their nest. They prefer to nest in large trees such as valley oak (*Quercus lobata*), cottonwood (*Populus fremontii*), or willow (*Salix goodingii*) which provide a wide view of their foraging area, although they will select smaller trees if large trees are unavailable. Nesting sites are often located in riparian areas and are generally associated with agricultural fields including hay, grain, row crops, rice, vineyards, and fallow fields. Most Swainson's hawk sightings within the Natomas Basin have occurred along the Sacramento River where large trees are available, and 24 known nesting sites have been identified within the Basin (U.S. Fish and Wildlife and California Department of Fish and Game 2003).

Two Swainson's hawks were observed foraging over the project site during the biologist's site visit. The NBHCP Conservation Strategy is to both preserve Swainson's hawk habitat adjacent to the Sacramento River and enhance and expand the hawk's habitat by ensuring the availability of suitable nesting trees and groves located near upland foraging habitat. Impacts to Swainson's hawks will be reduced through compliance with requirements of the NBHCP and through identification of active raptor nests during a raptor survey conducted within 30-days of the project commencing construction activities.

#### Burrowing Owl (*Athene cunicularia*)

Although not currently listed under the Federal or California Endangered Species Acts, the burrowing owl is considered a Species of Concern by the USFWS. This small raptor is considered a year-long resident of California, and nests in ground burrows vacated by ground squirrels, or other artificial structures such as culverts or debris piles. Its preferred habitat is open, dry grasslands and desert habitats of the Central Valley, California deserts, and coastal areas. The reduction of prey items including ground squirrels and other small rodents is thought to have contributed to the decline of this species, as well as the fragmentation of its habitat.

Three occurrences of this species are reported in the 2001 CNDDDB for the Natomas Basin., and four CNDDDB records exist within five miles of the site (Appendix C). Burrowing owls were observed roosting near a potentially active burrow during the biologist's site visit. A preconstruction nesting raptor survey would be required prior to any construction activity on the site.

The following mitigation measures will be implemented and will reduce impacts to special-status species and their habitat to a less than significant level.

- Biological Resources 1:** The project applicant/developer shall complete the pre-construction surveys for potential special-status species not less than 30 days or more than 6 months prior to construction activities in accordance with the 2003 NBHCP. The pre-construction survey shall be conducted by a qualified biologist, botanist, or related expert. The site will be surveyed for giant garter snake, Swainson's hawk, and burrowing owl.
- Biological Resources 2:** The project applicant/developer shall further: (i) comply with all requirements of the 2003 NBHCP, together with any additional requirements specified in the NNCP EIR; (ii) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (iii) comply with all conditions of the ITPs issued by the USFWS and CDFG.
- Biological Resources 3:** For sites that contain GGS habitat, the project area will be surveyed for the presence of GGS no more than 24 hours prior to the start of construction activities (site preparation or grading). If construction activities stop for a period of two weeks or more a new GGS survey will be completed no more than 24 hours prior to resuming these activities. Clearing will be confined to the minimal area necessary to facilitate construction activities. GGS habitat within and adjacent to the project site will be designated with flags as an "Environmentally Sensitive Area" to ensure avoidance by construction personnel. The project developer will ensure all construction personnel associated with the project are alerted to the location of the protected habitat.
- Biological Resources 4:** Construction personnel conducting site preparation and grading operations will receive environmental awareness training that is approved by USFWS. This training will provide workers on instructions for identifying GGS and their habitat, and the procedures to follow if GGS is encountered on site during construction activities. At this time an on-site biological monitor will be selected in accordance with U.S. Fish and Wildlife Service requirements.
- Biological Resources 5:** If a live GGS is found during construction activities, the USFWS and the assigned biological monitor will immediately be notified. Escape routes for giant garter snake should be determined in advance of construction, and flagged for easy identification. The biological monitor or his/her assignee shall do the following:  
Stop construction in the vicinity of the snake. Monitor the snake and allow it to leave the area on its own. The monitor should remain in the area for the remainder of the work day to ensure the snake is not harmed, or if it does leave the site, that it does not return.

Escape routes for the snake should be determined in advance of construction and snakes should be allowed to leave on their own. If the snake does not leave within one working day, further consultation with USFWS is required.

**Biological Resources\_6:** GGS may use fill or construction debris as an over-wintering site. Upon completion of construction activities all excess fill and/or construction debris will be removed from the site. If the material is located near undisturbed GGS habitat, it will be removed between October 1 and April 30, and inspected by a qualified biologist to ensure that GGS is not using the material for hibernation.

Material that could entangle snakes (i.e. plastic, monofilament, jute, or similar erosion control matting) will not be placed within 200 feet of snake aquatic habitat. Substitutions for these materials include coconut coir matting, tactified hydroseeding compounds or other materials approved by the USFWS.

**Biological Resources 7:** If burrowing owls are found to be using the site for foraging or nesting, a program for removal will be agreed to by the City of Sacramento and the developer prior to initiation of any physical disturbance on the site. USFWS and CDFG shall be contacted regarding suitable mitigation, which may include a 300-foot buffer from the nest site during the breeding season (February 1 – August 31), or a relocation effort for the owls if: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If relocation of the owls is approved for the site by USFWS or CDFG, a qualified biologist will prepare a plan for relocating the owls to a suitable site.

If on-site avoidance is required, the location of the buffer zone will be determined by a qualified biologist. The buffer zone shall be marked with yellow caution tape, stakes, or temporary fencing, and maintained throughout the construction period.

#### QUESTION B

The project site consists primarily of non-native annual grassland, consisting of species such as yellow start thistle, soft brome, riggut brome, wild oats and ryegrass. (ECORP, p. 9; Gibson & Skordal, p. 3). No heritage trees are present. Any impact would be *less than significant*.

#### QUESTION C

A wetland delineation was conducted by ECORP Consulting on the majority of the project site, and by Gibson & Skordal on the remaining 19 acres. Each of the studies confirmed that it was conducted in accordance with the Corps of Engineers Wetlands Delineation Manual, and each

study concluded that no wetlands were present. (ECORP, p. 9; Gibson & Skordal, p. 3) Impacts to wetlands resources would be *less than significant*.

**FINDINGS**

With incorporation of the Mitigation Measures listed above, the impacts of the proposed project on biological resources would be less than significant.

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

**ENVIRONMENTAL SETTING**

*Gas.* Gas service is supplied to the City of Sacramento and the project site by Pacific Gas and Electric (PG&E). PG&E gas transmission pipelines are concentrated north of the City of Sacramento. Distribution pipelines are located throughout the City, usually underground along City and County public utility easements (PUEs).

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

*Underground Service Alert (USA).* The City of Sacramento is a member of the USA one-call program. Under this program, the Contractor is required to notify the USA 48 hours in advance of performing excavation work. The developer has the responsibility for timely removal, relocation, or protection of any existing utility services located on the site of any construction project.

#### STANDARDS OF SIGNIFICANCE

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

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

#### ANSWERS TO CHECKLIST QUESTIONS

##### QUESTIONS A THROUGH C

Electric and natural gas power supplies are deemed sufficient to serve the project site. No additional power sources would be required. Operation of the project once completed would not represent a significant impact on power supplies, as it is consistent with planned residential uses in the adopted General Plan.

The proposed project is also required to meet State Building Energy Efficient Standards (Title 24) and will have energy conservation measures built into the project.

Therefore, the project's impact to energy sources is expected to be ***less-than-significant***.

#### MITIGATION MEASURES

No mitigation measures are required.

#### FINDINGS

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

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

**ENVIRONMENTAL SETTING**

*Physical Setting*

The proposed project site was likely used for grazing and/or limited agricultural use prior to the development of the surrounding neighborhood. Various chemicals may have been used on the site or in the vicinity for agricultural production; however, there is no evidence of soil contamination.

*Regulatory Setting*

Federal Regulations

The principal federal regulatory agency responsible for ensuring the safe use and handling of hazardous materials is EPA. Key federal legislation pertaining to hazardous wastes is described below. Other applicable federal regulations are contained primarily in 29, 40, and 49 CFR.

*Resource Conservation and Recovery Act.* The Resource Conservation and Recovery Act enables EPA to administer a regulatory program that extends from the manufacture of hazardous materials to their disposal, thus regulating the generation, transportation, treatment, storage, and disposal of hazardous waste at all facilities and sites in the nation.

*Comprehensive Environmental Response, Compensation, and Liability Act.* The Comprehensive Environmental Response, Compensation, and Liability Act (also known as Superfund) was passed to facilitate the cleanup of the nation's toxic waste sites. In 1986, the act was amended by the Superfund Amendment and Reauthorization Act Title III (community right-to-know laws). Title III states that past and present owners of land contaminated with hazardous substances can be held liable for the entire cost of the cleanup, even if the material was dumped illegally when the property was under different ownership.

#### State Regulations

California regulations are equal to or more stringent than federal regulations. EPA has granted California primary oversight responsibility for administering and enforcing hazardous waste management programs. State regulations require planning and management to ensure that hazardous wastes are handled, stored, and disposed of properly to reduce risks to human and environmental health. Several key laws pertaining to hazardous wastes are discussed below.

*Hazardous Materials Release Response Plans and Inventory Act of 1985.* The Hazardous Materials Release Response Plans and Inventory Act, also known as the Business Plan Act, requires businesses using hazardous materials to prepare a plan that describes their facilities, inventories, emergency response plans, and training programs. Hazardous materials are defined as raw or unused hazardous materials that are part of a process or manufacturing step. They are not considered hazardous waste. Health concerns pertaining to the release of hazardous materials, however, are similar to those relating to hazardous waste.

*Hazardous Waste Control Act.* The Hazardous Waste Control Act created the state hazardous waste management program, which is similar to, but more stringent than, the federal Resource Conservation and Recovery Act program. The act is implemented by regulations contained in 26 CCR, which describes the following required aspects for the proper management of hazardous waste:

- identification and classification;
- generation and transportation;
- design and permitting of recycling, treatment, storage, and disposal facilities;
- treatment standards;
- operation of facilities and staff training; and
- closure of facilities and liability requirements.

These regulations list more than 800 materials that may be hazardous and establish criteria for identifying, packaging, and disposing of such waste. Under the Hazardous Waste Control Act and 26 CCR, the generator of hazardous waste must complete a manifest that accompanies the waste from generator to transporter to the ultimate disposal location. Copies of the manifest must be filed with the California Department of Toxic Substances Control.

*Emergency Services Act.* Under the Emergency Services Act, the state developed an emergency response plan to coordinate emergency services provided by federal, state, and local agencies. Rapid response to incidents involving hazardous materials or hazardous waste is an important part of the plan, administered by the California Office of Emergency Services. The office coordinates the responses of other agencies, including EPA, the California Highway Patrol (CHP), RWQCBs, air quality management districts, and county disaster response offices.

### STANDARD REGULATORY REQUIREMENTS

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

- A. All work is to be completed in accordance with the following regulations and requirements:
  - 1. Chapter 6.5, Division 20, California Health and Safety Code.
  - 2. California Administration Code, Title 22, relating to Handling, Storage, and Treatment of Hazardous Materials.
  - 3. City of Sacramento Building Code and the Uniform Building Code, 1994 edition.
- B. Coordination shall be made with the County of Sacramento Environmental Management Department, Hazardous Materials Division, and the necessary applications shall be filed.
- C. All hazardous materials shall be disposed of at an approved disposal site and shall only be hauled by a current California registered hazardous waste hauler using correct manifesting procedures and vehicles displaying a current Certificate of Compliance. The Contractor shall identify by name and address the site where toxic substances shall be disposed of. No payment for removal and disposal services shall be made without a valid certificate from the approved disposal site that the material was delivered.
- D. None of the aforementioned provisions shall be construed to relieve the Contractor from the Contractor's responsibility for the health and safety of all persons (including employees) and from the protection of property during the performance of the work. This requirement shall be applied continuously and not be limited to normal working hours.

### STANDARDS OF SIGNIFICANCE

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

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

### ANSWERS TO CHECKLIST QUESTIONS

#### QUESTIONS A AND C

No hazardous substances or noxious uses would be permitted on the site. Construction of the proposed project may involve minor amounts of hazardous substances, however required

compliance with Standard Regulatory Requirements indicated above would reduce any impacts to less than significant.

#### QUESTION B

The proposed project is not anticipated to interfere with an emergency evacuation plan. The project design will be required as a condition of approval by the City's Development Services Department, Development Engineering & Finance Division, and the Fire Department, to include adequate ingress and egress access to all proposed residential lots, and all driveways, curbs sidewalk and gutters will be required to meet the specifications of the City's design manual for public improvements. Therefore, the project would have less than significant impacts to emergency evacuation plans.

#### QUESTION D

According to historical information, the project site has been used for agricultural purposes from at least 1937 until at least 1985. Phase 1 and Phase 2 Environmental Site Assessments were completed for the project site to determine if contamination to the subsurface from pesticides and herbicides had occurred. Additionally, the potential for asbestos-containing transite irrigation pipes below the surface was assessed. The field work for the assessments included trenching and soil sampling. Based on the results of the field and laboratory investigation, the assessments concluded that agricultural chemical residue and TPH-cc does not occur in the soil above the Practical Quantification Limit (PQL). Additionally, no transite irrigation pipes were uncovered in the trenching activities. Therefore, further assessment was not recommended.

#### QUESTION E

The proposed project would convert the project site to urban uses, including installation of road and landscaping improvements, residential dwellings, office and light industrial uses and a park site. The development would reduce the exposure due to grass or wildland fires, and all structures would be constructed to comply with current fire codes. The impact would be **less-than-significant**.

#### MITIGATION MEASURES

No mitigation is required.

#### FINDINGS

The proposed project would result in less-than-significant impacts regarding hazards.

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

**ACOUSTICAL TERMINOLOGY**

Noise may be defined as unwanted sound.

Sound is defined as an pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second) they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second, or Hertz (Hz).

Sound levels are usually measured on a logarithm scale and expressed in decibels (dB) with 0 dB being the threshold of hearing. Decibel levels range from 0 to 140. Typical examples of decibel levels would be a low decibel level of 50 dB for light traffic to a high decibel level of 120 dB for a jet takeoff at 200 feet. The human ear cannot detect changes of less than 3dB.

The perceived loudness of sound depends on many factors, including the sound pressure level, frequency and the sensitivity of the receiver.

The decibel scale can be adjusted for community noise impact assessment to consider the additional sensitivity to different pitches (through the A-weighting mechanism) and to consider the sensitivity during evening and nighttime hours (through the Community Noise Equivalent Level and Day-Night Average). Community noise is commonly described in terms of the "ambient" noise level, which is defined as the all-encompassing noise level associated with a given noise environment, and is measured by the  $L_{ea}$  which is an average, or equivalent, noise level.

The day-night average sound level ( $L_{dn}$ ) represents sound exposure averaged over a 24-hour period.  $L_{dn}$  values are calculated using hourly  $L_{eq}$  values, with the  $L_{eq}$  values for the nighttime period (10:00 P.M.-7:00 A.M.) increased by 10 dB to reflect the greater disturbance potential from nighttime noises. Sounds that occur in the late night and early morning hours are perceived as being louder than the same sound heard during daytime hours.

## ENVIRONMENTAL SETTING

The project site is vacant, and is located at the southeast corner of the intersection of Del Paso Road and Gateway Park Boulevard. The major noise source affecting the project site is roadway noise from the adjoining roads.

## STANDARDS OF SIGNIFICANCE

Thresholds of significance are those established by the Title 24 standards and by the City's General Plan Noise Element and the City Noise Ordinance. Noise and vibration impacts resulting from the implementation of the proposed project would be considered significant if they cause any of the following results:

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

## ANSWERS TO CHECKLIST QUESTIONS

### QUESTION A

*Short-term Construction Noise Impacts.* Temporary increases in noise levels would occur during construction of the proposed project. Construction activities would require heavy equipment for grading and paving, and construction of infrastructure and structures on the project site would result in sounds normally associated with such activities. Generally, noise levels at construction sites can vary from 65 dBA to a maximum of nearly 90 dBA when heavy equipment is used nearby. Construction noise would be intermittent, and noise levels would vary depending on the type of construction activity. Construction noise would be audible to nearby residents. However, construction noise is exempt from the City of Sacramento Noise Ordinance, provided that construction is limited to the hours between 7:00 a.m. and 6:00 p.m., Monday through Saturday, and between 9:00 a.m. and 6:00 p.m. on Sundays. A notation must be placed on the construction plans, which indicates that the operation of construction equipment shall be restricted to the hours listed above. All internal combustion engines in use on the project must be equipped with original manufacturers' silencers or their after market equivalents, in good working order (as required by City Ordinance).

*Long-term Operational Noise Impacts.* New residential uses as proposed in the project would generate sounds normally associated with residential uses, including outdoor activities in yards, barking dogs and vehicle traffic on local streets. Commercial uses would be located at the northeast corner of the project, and light industrial uses on the eastern boundary, and these would generate sounds that would vary depending on the specific use engaged in by the occupant. A park would be located in the central portion of the project site, and would generate sounds associated with the use of the park by residents.

The proposed land uses would increase noise levels in the vicinity consistent with other similar residential and commercial uses already developed in the general area. These activities are similar to noise from nearby uses and are consistent with residential uses as proposed in the General Plan and North Natomas Community Plan designations for the site. Therefore, the long-term noise impact from the proposed project on adjacent uses is expected to be ***less than significant***.

## QUESTION B

The proposed project includes residential, park, employment center and light industrial land uses. Residential uses are located along Del Paso Road and Gateway Park Boulevard. Back yards of some residences will be located adjacent to these roadways, and exteriors of condominiums will be exposed to Del Paso Road.

The park site is located in the central portion of the project site. The employment center uses at the northeast corner of the project site will be exposed to traffic noise from Del Paso Road; light industrial uses will be located south of Del Paso Road and the employment center property.

An Environmental Noise Assessment for the proposed project was conducted by Bollard Acoustical Consultants (October 31, 2005) ("Noise Study"). The Noise Study identified noise from Del Paso Road and Gateway Park Boulevard as significant noise sources that would affect the project site.

Standards for evaluating noise exposure vary depending on the land use affected by noise.

*Employment Center uses:* The noise standard of significance applied to office buildings and commercial and professional business buildings is 65 dB  $L_{dn}$ , and levels of 65 to 80 dB are conditionally acceptable. (General Plan, p. 8-27) In the case of levels that are conditionally acceptable, the General Plan provides that new construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design.

The proposed project does not include proposals for development of the employment center parcel. The Noise Study indicates that the parcel could be exposed to noise levels in the 65 to 70 dB range, and the impact could, therefore, be significant. Mitigation Measure Noise 1, set forth below, would require a noise analysis for the specific use when proposed as required by the General Plan.

The Employment Center allowable uses include a variety of uses that could generate noise that would be incompatible with the adjacent residential uses. The noise analysis required in Mitigation Measure Noise 1 would also require analysis of the effects of the proposed use on the adjacent condominiums. Any uses initiated on the parcel would, in addition, be required to comply with the City's noise ordinance and regulations. With implementation of the mitigation measure, this impact would be ***less than significant***.

*Light industrial uses:* The noise standard of significance applied to light industrial land uses depends on the specific land use proposed. Light industrial uses could include office and commercial uses, and these are subject to a 65 dB standard. (General Plan, p. 8-27)

The northern boundary of the light industrial parcel is approximately 700 feet south of Del Paso Road, the major noise source that would affect the parcel. The Noise Study indicates that the 60 dB contour is located 442 feet south of Del Paso Road, and the light industrial parcel would not, therefore, be exposed to noise in excess of the applicable threshold.

The allowable uses in the M-1 (PUD) light industrial zone include a variety of uses that could generate noise that would be incompatible with the adjacent residential uses. The noise analysis required in Mitigation Measure Noise 2 would also require analysis of the effects of the proposed use on the adjacent condominiums. Any uses initiated on the parcel would, in addition, be required to comply with the City's noise ordinance and regulations. With implementation of the mitigation measure, this impact would be **less than significant**.

*Park:* The noise standard of significance applied to playgrounds and neighborhood parks is 70 dB. (General Plan, p. 8-27) The park proposed with the project would be located in the center of the project site. The park's northern boundary is approximately 1,000 feet south of Del Paso Road, and the western boundary is located approximately 1,000 feet east of Gateway Park Boulevard. As noted, the 60 dB contour is located 442 feet south of Del Paso Road; the Noise Study concluded that the 60 dB contour would be located 193 feet from Gateway Park Boulevard. The Noise Study estimated that the noise level at the park would be 52 dB. (Noise Study, p. 7) The park would not be exposed to noise levels in excess of the threshold, and the impact would be **less than significant**.

*Residential uses:* The noise standard of significance applied to residential dwellings is 60 dB for exterior, and 45 dB for interior. Single-family residences would be located along Del Paso Road and Gateway Park Boulevard, and some residences would have rear yards adjacent to those roadways. The standard is applied for these residences to noise levels at the property line.

The condominiums would be adjacent to Del Paso Road, and some of the units would face Del Paso Road. The intent of the noise standard is to allow for an outdoor area where individuals can relax and conduct outdoor activities, and this is provided, in the case of the condominiums, by the park space included in the project. Indoor noise levels for residences in the proposed project, including the condominiums, is addressed

The Noise Study indicated that noise levels at the property line along Del Paso Road could be 69 dB, and 65 dB at the property line along Gateway Park Boulevard. For single-family detached residences along these roadways, the impact from traffic noise levels would be significant. Mitigation Measure Noise 3, set forth below, would require the construction of a soundwall along the Del Paso Road and Gateway Park Boulevard property lines, and would reduce the noise levels experienced at the property line, and would reduce the impact to a **less-than-significant** level.

The Noise Study indicated that future traffic noise levels at the nearest residences to Gateway Park Boulevard would be approximately 65 dB Ldn. Due to reduced ground absorption of sound at elevated locations, traffic noise levels would be 2-3 dB higher at upper floor facades than at unshielded first floor facades. Using a conservative approach, a building façade noise reduction of 23 dB would be required at the unshielded second-story facades adjacent to Gateway Park Boulevard to achieve an interior noise level of 45 dB Ldn.

Standard residential construction results in an exterior-to-interior noise level reduction of approximately 25 dB with doors and windows closed, and approximately 15dB with doors and windows open. Standard construction would be acceptable at all first and upper floor facades adjacent to Gateway Park Boulevard provided that mechanical ventilation/air conditioning is included to allow occupants to close doors and windows to achieve the desired acoustical isolation. Mitigation Measure Noise 4 requires the installation of air conditioning systems in all residential units, and would reduce the impact to a **less-than-significant** level.

The Noise Study indicated that future traffic noise levels at the nearest residences to Del Paso Road would be approximately 69 dB Ldn at the first-floor building façade, and approximately 71-72 dB Ldn at upper-floor facades. Therefore, standard residential construction may not be sufficient to reduce future traffic noise levels to a level that complies with the interior noise level standard of 45 dB Ldn. In order to ensure that future interior noise levels meet this standard, the Noise Study recommends that residences located adjacent to Del Paso Road should have windows with a minimum STC rating of 30 installed at the east, north and west facades. Mitigation Measure Noise 5 implements this recommendation, and would reduce the impact to a ***less-than-significant*** level.

#### **MITIGATION MEASURES**

- Noise 1:** Prior to issuance of a building permit for any building proposed for construction in the Employment Center zone shall submit a noise analysis that identifies the noise exposure due to traffic, and the noise that could be generated by the proposed use. The analysis shall identify any noise reduction requirements and noise insulation that is needed to ensure that the interior spaces shall not be exposed to noise in excess of 45 dB L<sub>dn</sub>. The noise analysis shall identify any design or site modifications that are required to avoid generation of noise that would exceed 60 dB L<sub>dn</sub> at the property line.
- Noise 2:** Prior to issuance of a building permit for any building proposed for construction in the Employment Center zone shall submit a noise analysis that identifies any design or site modifications that are required to avoid generation of noise that would exceed 60 dB L<sub>dn</sub> at the property line.
- Noise 3:** Prior to issuance of any residential occupancy permit, the applicant shall construct a barrier 9 feet in height at the property line of residences adjacent to del Paso Road, and 6 feet in height at the property line of residences adjacent to Gateway Park Boulevard. The height of the barrier shall be measured relative to the building pad height of the respective parcels. Barrier materials shall be restricted to concrete or masonry block, precast concrete, earthen berm or any combination thereof. Any other proposed material shall be submitted for approval with a report from an acoustical consultant describing the properties of the proposed material and the efficiency of noise reduction compared to the permitted materials.
- Noise 4:** All residential units shall be equipped with air conditioning sufficient to adequately cool the residential unit in summer conditions with doors and windows closed.
- Noise 5:** All window openings on the west, north and east facades in residential units located adjacent to Del Paso Road shall be constructed with windows rated STC 30 or better.

#### **FINDINGS**

With implementation of the mitigation measures identified above, the proposed project would result in ***less-than-significant*** impacts to the community noise environment.

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

**Environmental Setting**

*Fire Protection.* The Sacramento Fire Department operates approximately 21 stations in the City of Sacramento. Fire stations are located so as to provide a maximum effective service radius of two miles (SGPU DEIR, M-1). This service radius virtually assures blanket coverage of the City.

*Police Protection.* The City Police Dept provides police protection for areas within the City limits, including the project site.

*Schools.* The project site is located in the Natomas Unified School District (NUSD) attendance area. Students residing in the proposed project would attend the following schools:

High school: Inderkum High School located at Natomas Boulevard and Del Paso Road, approximately 2/3 mile west of the project site.

Middle School: Natomas Middle School, approximately 2 miles east of the project site.

Elementary School: Natomas Park Elementary School, located north of Del Paso Road approximately 1/4 mile north of the project site.

Other public services in the area include library services. The Sacramento Public Library, which serves the area, is a Joint Powers Authority (JPA) and is comprised of the County and City of Sacramento.

#### STANDARDS OF SIGNIFICANCE

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

#### ANSWERS TO CHECKLIST QUESTIONS

##### QUESTIONS A THROUGH E

The project area is located within the boundaries of the Natomas Unified School District, and the identified site was offered to the District in the event the District identified a need for a school in this area. The District has indicated that it does not need a school site in this location. (Correspondence from Natomas Unified School District, DATE)

The students that would be generated by residential development as proposed in the project would attend schools within the Natomas Unified School District. The District has adequate capacity at the affected schools to receive the students without overcrowding. The District has planned for future growth in the area and does not anticipate overcrowding in the future. (Pers. comm., Frank Harding, Jr., 2/8/06) The applicant would pay impact fees for school purposes, and any project impact would be **less than significant**.

The proposed project would require amendments to the General Plan and North Natomas Community Plan to re-arrange land uses on the project site. The proposed density and type of development, however, are generally consistent with the existing General Plan and community plan designations, and development as proposed was anticipated in the General Plan and community plan. The project impacts on public services would not be greater than those previously analyzed for cumulative analyses in the environmental documents for the General Plan and North Natomas Community Plan. Further discussion of the cumulative impact of the proposed project is not required. (CEQA Guidelines Sections 15130(e); 15183(j))

#### MITIGATION MEASURES

No mitigation is required.

#### FINDINGS

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

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

**ENVIRONMENTAL SETTING**

*Water Supply/Treatment.* The City provides water service to the project area from surface water sources.

*Sanitary and Storm Sewers.* The proposed project site is within the service area of County Sanitation District 1 (CSD-1), and wastewater is treated by the Sacramento Regional County Sanitation District. CSD-1 provides wastewater collection and conveyance to the urbanized, unincorporated areas of Sacramento County, the Cities of Citrus Heights and Elk Grove, and portions of the Cities of Sacramento and Folsom. Wastewater from CSD-1 is discharged into the SRCSD interceptor system and treated at SRCSD's Sacramento Regional Wastewater Treatment Plant (SRWTP). The existing CSD-1 service area covers approximately 270 square miles and serves over 750,000 people.

*Solid Waste.* The Solid Waste Removal Division within the Dept. of Public Works is responsible for collecting solid waste, sweeping the streets, and abating litter.

**STANDARDS OF SIGNIFICANCE**

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

- Result in a detriment to microwave, radar, or radio transmissions;
- Create an increase in water demand of more than 10 million gallons per day;
- Substantially degrade water quality;

- Generate more than 500 tons of solid waste per year; or
- Generate stormwater that would exceed the capacity of the stormwater system.

#### ANSWERS TO CHECKLIST QUESTIONS

##### QUESTION A

The project would not result in the need for new communications systems or result in a detriment to existing microwave, radar or radio transmissions. Additional infrastructure may be provided by SBC, Comcast or other local telecommunication networks to provide services to residences and businesses on the site, but such infrastructure would not be detrimental any critical communication systems involving microwave, radar or radio transmissions. Therefore, a **less-than-significant** impact to communication systems is expected.

##### QUESTIONS B AND C

The land uses and densities proposed in the project are generally consistent with a planned mix of residential and office uses identified in the General Plan and North Natomas Community Plan for the project site. The project would not exceed the capacity of existing available water supply or require new treatment and distribution facilities. The applicant would be required as a condition of approval to conduct a water supply test, and any additional studies or improvements, in order to ensure adequate fire flow requirements. The proposed project's impact on water supply and treatment is **less than significant**.

##### QUESTION D

The proposed project site is within service area of County Sanitation District No. 1, which collects and transports wastewater to regional treatment facilities operated by the Sacramento Regional County Sanitation District (SRCSD). The project site is served with a 15" trunk line that is adequate to serve the proposed development. The project proponent would be required to install the required infrastructure, which is a normal part of project development. Wastewater would be collected at an interim pump station and routed via a force main to an existing 24" trunk. A 15" trunk line serves the project site. (Wendy Haggard, pers. comm.. 2/2/2006).

CSD 1 currently has adequate capacity to serve the proposed project. The project is in an area in which service demands are expanding, and CSD 1 is planning for future needs in the area. CSD 1 is engaged in planning, funding and design of future sewer collectors that would serve the project area and other anticipated development.

The proposed project site is located in the UN Natomas East Trunk Shed identified by CSD 1, which will be served by a major trunk sewer that would connect with another trunk that has already been constructed. Both trunks would ultimately connect to Section 1 of the Upper Northwest Interceptor. The Upper Northwest Interceptor is scheduled for completion in 2008. Until completion, interim facilities consisting of a pump station connecting the area to the existing trunk sewer just east of the East Drainage Canal and north of North Market Boulevard would hand wastewater flows. (CSD 1 Master Plan, Appendix 1)

The planned system will be adequate to serve the proposed project and other development that is anticipated in the service area. (CSD 1, W. Haggard, pers. comm.. 2/2/2006)

Development of the project site in the manner proposed in the project is consistent with the development anticipated and planned for by CSD 1. The improvements planned by CSD 1 are considered projects under the California Environmental Quality Act (CEQA) and are subject to public review and comment. Development of the project site as proposed has been included in planning for future facilities, and the project would, therefore, have a **less-than-significant** impact on wastewater services.

**QUESTION F**

The project would generate solid waste that would be disposed of in landfills. Solid waste would be generated by residences proposed for the project.

The impacts of commercial businesses and light industrial activities that would be proposed for future construction have not been considered because specific uses have not been identified, and the amount of solid waste generated by such uses can vary widely. At the time specific uses are proposed, the applicant would require a Special Permit, and the impacts of solid waste generation would be considered at that time.

The estimated solid waste generated by the project is shown below in Table X:

Table X  
Solid Waste Generation

Land Use	Waste generation Rate (per day)	Proposed Project	Solid Waste generated (lbs/day)	Solid Waste Generated (tons/year)
<b>Residences: Detached</b>	2.5 lbs/unit	721 units	1,802 lbs/day	328 tons/yr.
<b>Residences: Condominiums/Apartments</b>	8.0 lbs/unit	231 units	1,848 lbs/day	337 tons/yr
<b>Commercial</b>	1.0 lb per 100 sf	101,900 sq. ft.	1,019 lbs/day	185 tons/yr
<b>Light Industrial</b>	2.0 lb per 100 sf	109,800 sq. ft.	2,196 lbs/day	401 tons/yr
<b>TOTAL</b>				<b>1,251 tons/yr</b>

Source: South 65<sup>th</sup> Street Area Plan, Draft EIR, Sacramento, July 2004

Note: It is anticipated that all green waste from parks is mulched/recycled and does not make its way through the waste stream to landfills.

The California Integrated Waste Management Act of 1989 (AB 939) mandated that cities develop source reduction and recycling plans, with a goal to divert 50 percent of the waste stream from going to the landfills by the year 2000. To comply with AB 939, the City of Sacramento's Comprehensive Zoning Ordinance has provisions pertaining to solid waste recycling. The plan requires that all non-residential and residential development prepare and submit a recycling program with the planning application and before issuance of a building permit. This requirement would ensure that recycling efforts are implemented with the project.

The City has, in compliance with the Act, adopted a Source Reduction Recycling Element, and has adopted programs to achieve the goals set forth in the Element including curbside recycling, drop-off and buy-back centers and compost programs.

Project conditions would require that condominium projects such as those proposed for the project site be supplied with adequate space for both trash and recycling.

The City collects all residential solid waste, while collection of commercial waste is performed by both City and private haulers. Residential and commercial solid waste collected by the City is transported to the Sacramento recycling and Transfer Station at 8491 Fruitridge Road, and is then transported via larger vehicles to a landfill selected by the operation of the transfer station, currently the Lockwood Regional Landfill in Sparks, Nevada. The City has also contracted with the County of Sacramento to deliver some solid waste to the County's North Area Transfer Station in North Natomas, and the City has initiated plans to construct a transfer station of its own in North Natomas.

Commercial waste not collected by the City is disposed of at a variety of facilities, including the Sacramento County Kiefer Solid Waste Landfill, Yolo County Landfill, Forward Landfill, L and D Landfill, and several privately run transfer stations.

The Lockwood regional Landfill is a Class I landfill that currently accepts an average of 7,700 tons/day, 800 tons of which comes from the City of Sacramento. Lockwood Landfill does not have a maximum daily disposal limit, and it has a remaining capacity of 32.5 million tons. The landfill currently operates on a 550-acre site, and has initiated a process to expand to 1,100 acres.<sup>2</sup>

Disposal of solid waste from the City of Sacramento generally does not impact capacity at receiving landfills because the waste is widely distributed among a variety of landfills. The project would be required to comply with the City's Ordinance (Chapter 17.72) on solid waste recycling as a condition of approval, reducing the demands on landfills, and would not require the expansion or construction of new landfills, resulting in a **less-than-significant** impact on solid waste disposal.

#### MITIGATION MEASURES

No mitigation is required.

#### FINDINGS

The proposed project would result in **less-than-significant** impacts to utilities.

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<sup>2</sup> Draft EIR, p. 6.8-33, Sutter Regional Medical Center, Sacramento, CA July 2005

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

**STANDARDS OF SIGNIFICANCE**

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

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

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

**ANSWERS TO CHECKLIST QUESTIONS**

**QUESTIONS A AND B**

The proposed project would not obstruct views from any scenic highway or roadway, and the project site is not located within the viewshed of a federal or state scenic highway. The project site does not have rock outcroppings, historic buildings, or any other protected scenic resources.

The proposed project would establish a Planned Unit Development (PUD) pursuant to the City of Sacramento Zoning Code. As part of the PUD process, the applicant has prepared Guidelines for the Natomas Place PUD. The Guidelines include the following goals and objectives:

- To implement the goals and objectives of the North Natomas Community Plan;
- To unify the neighborhood visually and functionally by using a consistent set of design standards and details throughout the PUD to develop a sense of place for the neighborhood...

The PUD Guidelines include guidance and specific development standards for architectural styles, site planning and design, exterior building materials and colors, treatment of vehicular parking, and trash and recycling enclosures. (Guidelines, pp.7-9). These provisions would avoid conflicts in styles and colors that could be visually disruptive, and would ensure that proper consideration is given to the aesthetic impact of structures and the overall design.

The project would not have a demonstrable negative aesthetic effect. Therefore, any impacts would be ***less than significant***.

**QUESTIONS C AND D**

**MITIGATION MEASURES**

No mitigation measures are required.

**FINDINGS**

The proposed project would result in less-than-significant impacts to aesthetics, light and glare.

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

**ENVIRONMENTAL SETTING**

The project site is located within a Primary Impact Area for cultural resources according to the SGPU (SGPU DEIR, pg V-5). No structures are located on the project site. The project site has been extensively disturbed through agricultural practices and weed abatement.

## STANDARDS OF SIGNIFICANCE

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

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

## ANSWERS TO CHECKLIST QUESTIONS

### QUESTIONS A THROUGH D

The project site is located within a Primary Impact Area for cultural resources by the SGPU (SGPU DEIR, pg V-5). The project site is vacant, and there are no structures on the site.

An archeological survey of the site was conducted in conjunction with a previous development proposal for the project site. The survey was conducted by Hornet Foundation in 1988. The survey included a review of records and references, including records of the National register of Historic Places and California Inventory of Historic Resources, reports maintained in the North Central Information Center of the California Archeological Site Inventory, and other published and unpublished references relating to history of the Sacramento Valley. In addition, a physical survey of the project site was conducted through traverses of the site with 20-meter intervals.

The survey concluded that no previously identified archaeological sites were recorded within the project area. Several important prehistoric sites have been recorded along the American River, the closest being a large village mound in Discovery Park, approximately 3 miles south of the project site. An archeological site has been reported along the west side of the Natomas east Main Drainage Canal near Del Paso Road, which suggests that other sites might be found on high ground in this portion of the American Basin. (Hornet, 1988, p. 4)

No evidence of any prehistoric or historic sites was found on the project site. Two projectile points were found during the traverses and were recorded as isolated finds, but the survey of the area failed to discover any other artifacts.

Inquiry was made to the North Central Information Center in December 2005 regarding listings for the project site. No listings were identified for historic resources for the site.

While the survey and literature review did not identify any paleontological, archaeological, prehistoric or historic resources on the site, project activities during site clearance, site preparation, grading and construction could result in the discovery of such resources, and this would be a significant impact. The Mitigation Measures CR-1, CR-2 and CR-3 will ensure that there is an appropriate response to any such discoveries, and this would reduce impacts to cultural resources to a *less-than-significant* level.

## MITIGATION MEASURES

**Cultural Resources 1:** In the event that any prehistoric subsurface archeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortars are

discovered during construction-related earth-moving activities, all work within 50 meters of the resources shall be halted, and the City shall consult with a qualified archeologist to assess the significance of the find. Archeological test excavations shall be conducted by a qualified archeologist to aid in determining the nature and integrity of the find. If the find is determined to be significant by the qualified archeologist, representatives of the City and the qualified archeologist shall coordinate to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation. In addition, a report shall be prepared by the qualified archeologist according to current professional standards.

**Cultural Resources 2:** If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives.

If Native American archeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archeologists, who are certified by the Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and Native American representatives, who are approved by the local Native American community as scholars of the cultural traditions.

In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements.

**Cultural Resources 3:** If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find, and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have taken place.

#### QUESTION E

The project site is vacant, and there are no existing or religious uses of the site. Any impact would be *less than significant*.

**FINDINGS**

With the implementation of the above mitigation measures, the project is determined to have a **less-than-significant** impact on cultural resources.

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

**ENVIRONMENTAL SETTING**

The project site is vacant.

**STANDARDS OF SIGNIFICANCE**

Impacts to recreational resources are considered significant if the proposed project would do either of the following:

- cause or accelerate substantial physical deterioration of existing area parks or recreational facilities; or
- create a need for construction or expansion of recreational facilities beyond what was anticipated in the General or Community Plan.

**ANSWERS TO CHECKLIST QUESTIONS**

**QUESTIONS A AND B**

The project would develop the project site with 952 residential units, and would increase the demand for recreational facilities. The project includes the development of a park site consisting of 11.4 acres, which would be improved as part of the project, owned by the City of Sacramento, and operated and maintained by the City's Parks and Recreation Department.

Development of a park site as part of the project would provide recreational resources for residents. The proposed project would increase demand for recreational facilities in the community generally, but the project is consistent with the development anticipated for the site in the General Plan and the North Natomas Community Plan, and any impacts would be ***less than significant***.

**MITIGATION MEASURES**

No mitigation measures are required.

**FINDINGS**

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

**MANDATORY FINDINGS OF SIGNIFICANCE**

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
<b>16. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u></b>			
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓	
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals?			✓
C. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			✓
D. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? Disturb paleontological resources?		✓	

**Answers to Checklist Questions**

**Question A**

With the incorporation of mitigation measures, the project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community. The project would not impact rare or endangered wildlife species, or eliminate important examples of the major periods of California history or prehistory.

**Question B & C**

The project will not contribute to any cumulative impacts since the project is consistent with North Sacramento Community Plan (NSCP) and the City of Sacramento General Plan Update (SGPU); and will not create additional impacts over and above those previously evaluated and overridden.

**Question D**

With implementation of the mitigation measures described in this document, the project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

---

**SECTION IV - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

---

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

	Land Use and Planning		Hazards
	Population and Housing	✓	Noise
	Seismicity, Soils and Geology		Public Services
	Water		Utilities and Service Systems
✓	Air Quality		Aesthetics
✓	Transportation/Circulation	✓	Cultural Resources
✓	Biological Resources		Recreation
	Energy and Mineral Resources	✓	Mandatory Findings of Significance
	None Identified		

**SECTION V - DETERMINATION**

**On the basis of the initial evaluation:**

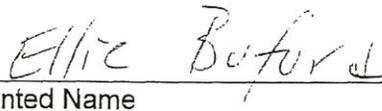
I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because the project-specific mitigation measures described in Section III have been added to the project. A NEGATIVE DECLARATION will be prepared.

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

  
Signature

March 24, 2006  
Date

  
Printed Name

REFERENCES CITED

City of Sacramento. Sacramento General Plan Update DEIR (SGPU DEIR). 1987.

Sacramento Metropolitan Air Quality Management District. Guide to Air Quality Assessment. Sacramento, CA. July 2004.

Alyssa Begley, Caltrans, correspondence dated January 25, 2006

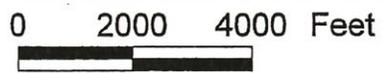
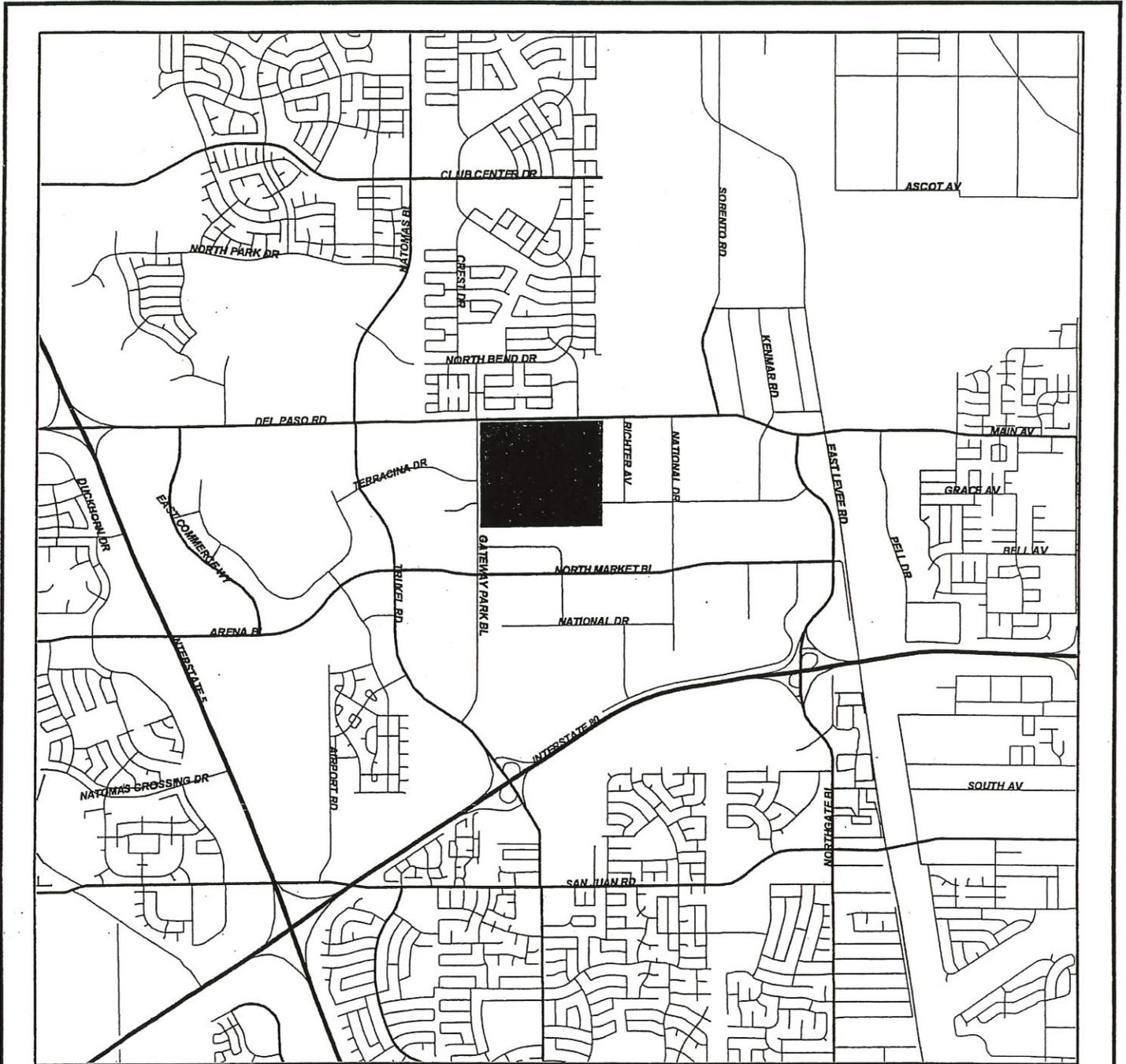
Jeane Borkenhagen, SMAQMD, correspondence dated January 25, 2006

Don Smith, Regional Transit, correspondence dated January 25, 2006

Frank Harding, Jr., Director, Planning and Facilities, Natomas Unified School District

Wendy Haggard, P.E., County Sanitation District 1  
CSD 1 Sewerage Facilities Expansion Master Plan Final Report, March 2002

# ATTACHMENT 1



Development Services  
Department

Geographic  
Information  
Systems

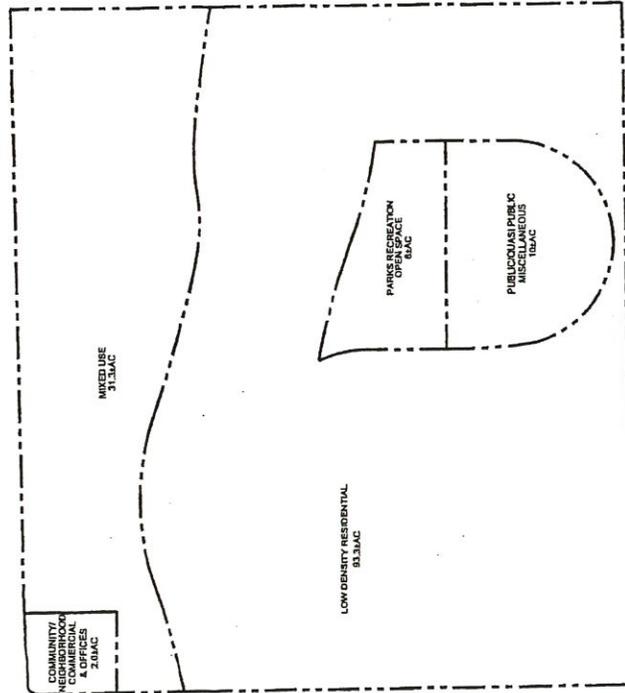
August 31, 2005

## Vicinity Map P05-129



# ATTACHMENT 2

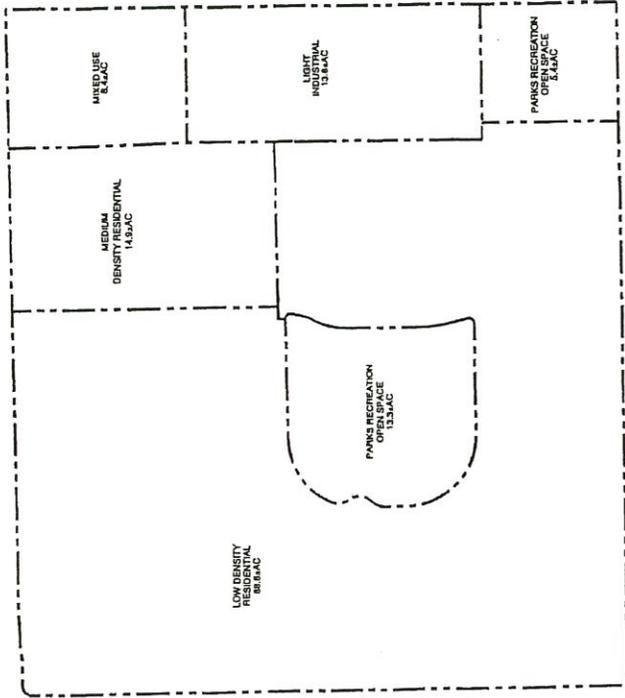
## GENERAL PLAN AMENDMENT NATOMAS PLACE CITY OF SACRAMENTO, CALIFORNIA



CURRENT PLAN

SUMMARY

DESCRIPTION	ACRES
LOW DENSITY RESIDENTIAL	93.3 ± AC
MIXED USE	31.3 ± AC
COMMUNITY/NEIGHBORHOOD COMMERCIAL & OFFICES	2.0 ± AC
PUBLIC & QUASI PUBLIC	10.0 ± AC
PARKS RECREATION OPEN SPACE	8.0 ± AC
<b>TOTAL</b>	<b>144.6 ± AC</b>



PROPOSED PLAN

SUMMARY

DESCRIPTION	ACRES
LOW DENSITY RESIDENTIAL (4-15 DU/AC)	80.8 ± AC
MEDIUM DENSITY RESIDENTIAL (16-29 DU/AC)	14.9 ± AC
MIXED USE	8.4 ± AC
LIGHT INDUSTRIAL	13.8 ± AC
PARKS RECREATION OPEN SPACE	16.7 ± AC
<b>TOTAL</b>	<b>144.6 ± AC</b>

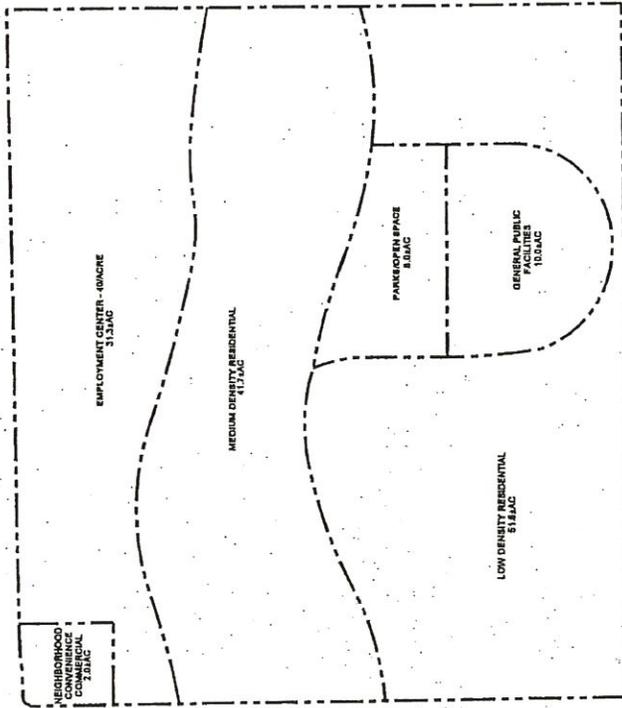


REVISED: MARCH 24, 2008  
MARCH 2, 2008  
DECEMBER, 2005  
AUGUST 3, 2005

**G.C. WALLACE OF CALIFORNIA, INC.**  
Engineers/Planners/Surveyors  
1000 J Street, Sacramento, CA 95811  
Tel: 916.442.7700 Fax: 916.442.7701

# ATTACHMENT 3

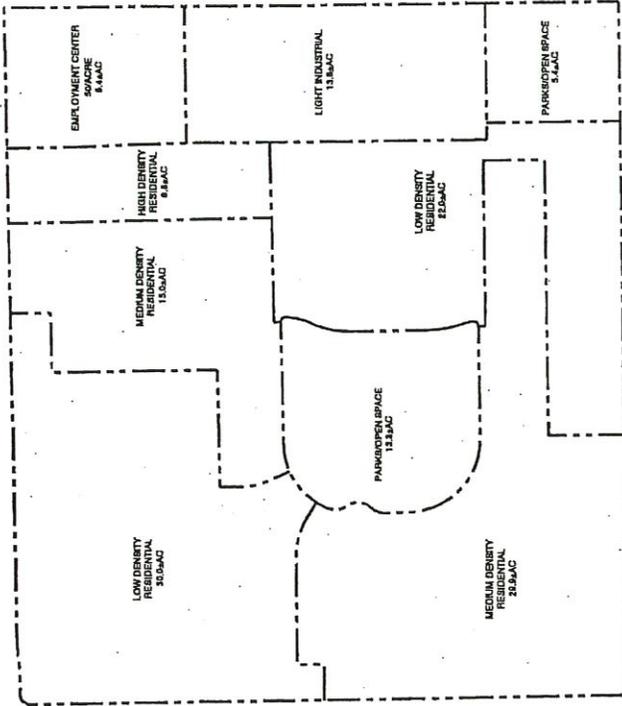
## COMMUNITY PLAN AMENDMENT NATOMAS PLACE CITY OF SACRAMENTO, CALIFORNIA



CURRENT PLAN

SUMMARY

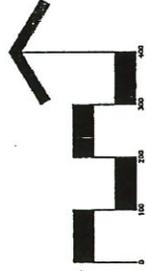
DESCRIPTION	ACRES
LOW DENSITY RESIDENTIAL (3-10 DU/AC)	51.6±AC
MEDIUM DENSITY RESIDENTIAL (7-21 DU/AC)	41.7±AC
NEIGHBORHOOD CONVENIENCE COMMERCIAL	2.0±AC
EMPLOYMENT CENTER - 40/AC	31.3±AC
OPEN SPACE	8.0±AC
GENERAL PUBLIC FACILITIES	10.0±AC
<b>TOTAL</b>	<b>143.7±AC</b>



PROPOSED PLAN

SUMMARY

DESCRIPTION	ACRES
LOW DENSITY RESIDENTIAL (3-10 DU/AC)	52.0±AC
MEDIUM DENSITY RESIDENTIAL (7-21 DU/AC)	44.9±AC
HIGH DENSITY RESIDENTIAL (11-29 DU/AC)	6.6±AC
LIGHT INDUSTRIAL	13.8±AC
EMPLOYMENT CENTER - 50/AC	8.4±AC
PARKS/OPEN SPACE	18.7±AC
<b>TOTAL</b>	<b>144.6±AC</b>

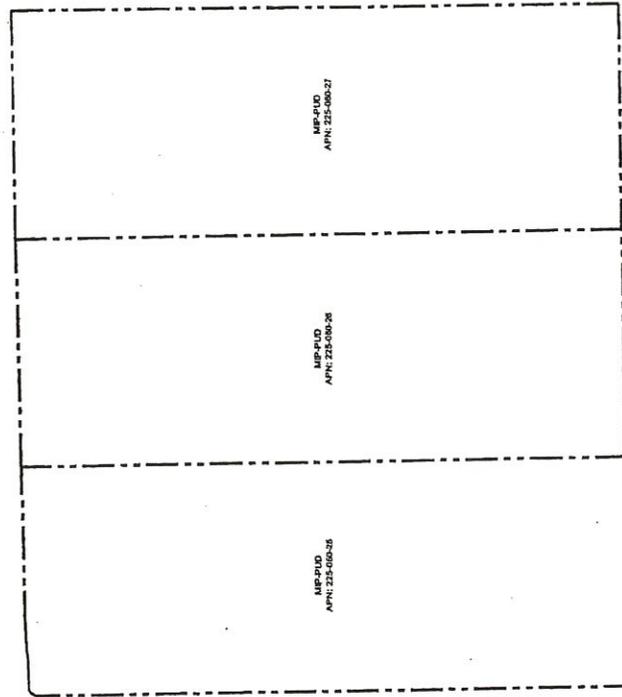


REVISED: MARCH 24, 2008  
MARCH 2, 2008  
DECEMBER, 2005  
AUGUST 5, 2005

**G.C. WALLACE OF CALIFORNIA, INC.**  
Engineers/Planners/Surveyors  
LICENSED UNDER THE BUSINESS AND PROFESSIONS ACT  
OF THE STATE OF CALIFORNIA

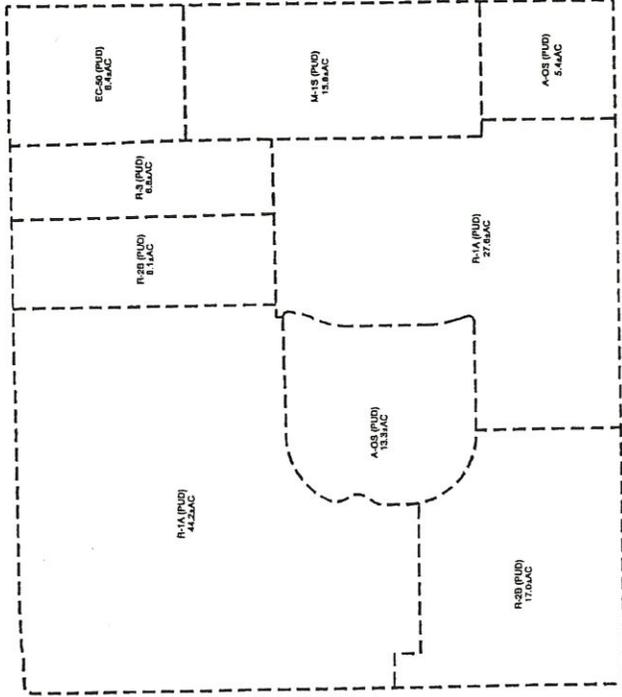
# ATTACHMENT 4

## REZONING EXHIBIT NATOMAS PLACE CITY OF SACRAMENTO, CALIFORNIA



CURRENT PLAN

DESCRIPTION	ACRES
MIP-PUD	144.6 ± AC
TOTAL	144.6 ± AC



PROPOSED PLAN

DESCRIPTION	ACRES
R-1A (PUD)	71.8 ± AC
R-2B (PUD)	25.1 ± AC
R-3 (PUD)	6.8 ± AC
EC-50 (PUD)	8.4 ± AC
M-1S (PUD)	13.8 ± AC
A-OS (PUD)	18.7 ± AC
TOTAL	144.6 ± AC

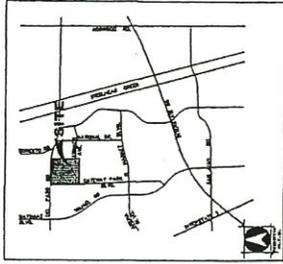


REVISED: MARCH 24, 2006  
MARCH 2, 2006  
DECEMBER, 2005  
AUGUST 5, 2005

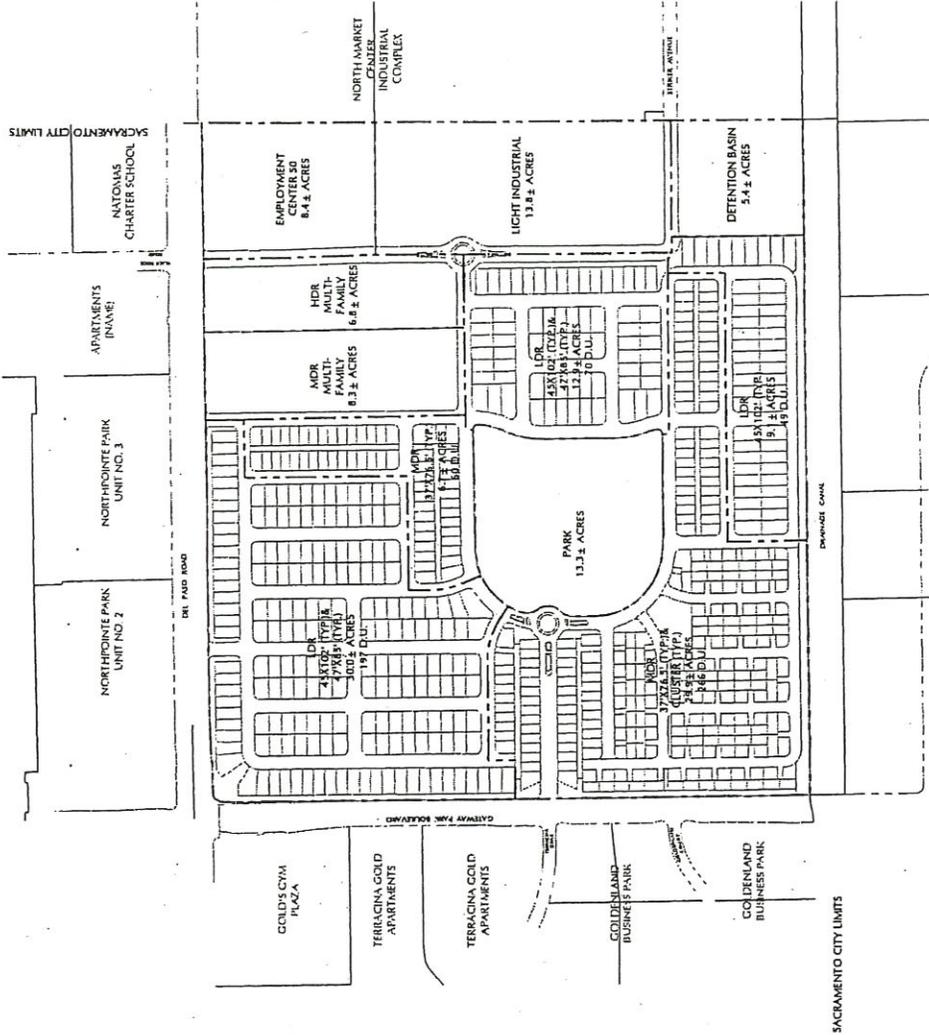
**G.C. WALLACE OF CALIFORNIA, INC.**  
Engineers/Planners/Surveyors  
1015 H STREET, SUITE 100, SACRAMENTO, CALIFORNIA 95811  
(916) 441-7000 / FAX (916) 441-7001

# ATTACHMENT 5

## PUD SCHEMATIC PLAN NATOMAS PLACE CITY OF SACRAMENTO, CALIFORNIA



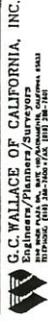
VICINITY MAP



**LAND USE SUMMARY**

LAND USE	ACRES	DENSITY
LOW DENSITY RESIDENTIAL	260.0	3.0
HIGH DENSITY RESIDENTIAL	50.0	32.0
HEAVY DENSITY RESIDENTIAL	44.9	32.0
HIGH DENSITY RESIDENTIAL	6.4	6.4
EMPLOYMENT CENTER	13.8	13.8
PARK	13.3	13.3
DETENTION BASIN	3.4	3.4
<b>TOTAL</b>	<b>341.6</b>	<b>32.7</b>

REVISED: MARCH 24, 2006  
MARCH 2, 2006  
DECEMBER, 2005  
AUGUST 5, 2005



**ATTACHMENT C**  
**RESOLUTION R2006-534**

## RESOLUTION NO. 2006-534

Adopted by the Sacramento City Council

July 18, 2006

**APPROVING THE MITIGATED NEGATIVE DECLARATION AND APPROVING THE MITIGATION MONITORING PLAN FOR THE NATOMAS PLACE PROJECT, LOCATED SOUTHEAST OF DEL PASO ROAD AND GATEWAY PARK BOULEVARD, IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA. (P05-129) (APN: 225-0060-025, -026, AND -027)**

### BACKGROUND

- A. The City Council of the City of Sacramento finds as follows:
1. The City of Sacramento's Environmental Planning Services conducted or caused to be conducted an Initial Study on Pardee at Natomas (P05-129) ("Project") to determine if the Project may have a significant effect on the environment.
  2. The Initial Study identified potentially significant effects of the Project. Revisions to the Project made by the Project applicant before the proposed Mitigated Negative Declaration and Initial Study were released for public review were determined by City's Environmental Planning Services to avoid or reduce the potentially significant effects to a less than significant level, and, therefore, there was no substantial evidence that the Project as revised and conditioned may have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the Project was then completed, noticed and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows
    - a. On March 29, 2006 a Notice of Availability/Intent to Approve the MND (NOI) dated March 29, 2006 was circulated for public comments for 30 days. The public comment period began on March 29, 2006 and ended on April 27, 2006. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed project and to other interested parties and agencies, including property owners within 500 feet of the boundaries of the proposed project. The comments of such persons and agencies were sought.
    - b. On March 29, 2006 the project site was posted with the NOI, the NOI was published in the Daily Recorder, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.

- c. On March 29, 2006 a Notice of Completion and 15 copies of the NOI were filed with the Office of Planning and Research, State Clearinghouse, for circulation to state agencies.
3. Based on its review of the MND and on the basis of the whole record, the City Council finds that the MND reflects the City Council's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.
4. Pursuant to CEQA Guidelines Section 15074, and in support of its approval of the Project, the City Council adopts a Mitigation Monitoring Program to require all reasonable feasible mitigation measures be implemented.
5. The documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Boulevard, Suite 200, Sacramento, CA 95834. The custodian of these documents and other materials is the Development Services Department, Environmental Planning Services.
6. Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. The City Council ratifies the Mitigated Negative Declaration for Natomas Place (P05-129).
- Section 2. The City Council approves the Mitigation Monitoring Plan for the Natomas Place project (P05-129) based upon the following findings:
  1. One or more mitigation measures have been added to the above-identified project,
  2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit A;
  3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
  4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the plan.

**Table of Contents:  
Exhibit A**

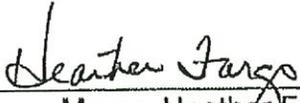
Adopted by the City of Sacramento City Council on July 18, 2006 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy,  
Tretheway, Waters, and Mayor Fargo.

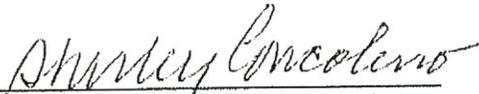
Noes: None.

Abstain: None.

Absent: None.

  
\_\_\_\_\_  
Mayor, Heather Fargo

Attest:

  
\_\_\_\_\_  
Shirley Concolino, City Clerk

**Exhibit A: Mitigation Monitoring Plan**

**MITIGATION MONITORING PLAN**

FOR  
PARDEE AT NATOMAS (P05-129)

**TYPE OF ENVIRONMENTAL DOCUMENT:  
INITIAL STUDY/ NEGATIVE DECLARATION**

**PREPARED FOR:**  
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT

**DATE:**  
MAY 1, 2006

**ADOPTED BY:**  
CITY OF SACRAMENTO  
CITY COUNCIL

DATE:  
\_\_\_\_\_

ATTEST:  
\_\_\_\_\_

**PARDEE AT NATOMAS (P05-129)  
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Blvd, Suite 200, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6.

**SECTION 1: PROJECT IDENTIFICATION**

**Project Name / File Number:** Pardee at Natomas / P05-129  
**Owner/Developer- Name:** Pardee Homes, David Ragland  
**Address:** 2377 Gold Meadow Way, Suite 100  
Gold River, CA 95670

**Project Location / Legal Description of Property (if recorded):**

The project is located in the North Natomas Community Plan area of the City of Sacramento at the southeast corner of Del Paso Road and Gateway Park Boulevard. APNs: 225-0060-025, -026, -027.

**Project Description:**

The proposed project includes requests for amendments to the General Plan and the North Natomas Community Plan; zoning ordinance amendments; approval of a tentative subdivision map; establishment of a Planned Unit Development (PUD) with related development guidelines and schematic plan; and PUD Special Permits for construction of residential units. The proposed tentative map subdivides 144 acres into 640 single family lots, one multi-family lot for condominiums, one park lot, one employment center lot and one detention basin lot.

The development proposed at this time includes construction of a maximum of 1000 single-family residential units, including 640 detached single-family dwelling units, 360 condominiums and townhouses, a detention basin for stormwater purposes, and the associated infrastructure and landscaping improvements. The parcels proposed for employment center and light industrial uses in the PUD are not proposed for development at this time.

**SECTION 2: GENERAL INFORMATION**

The Plan includes mitigation for Air Quality, Transportation/Circulation, Biological Resources, Noise, and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken from the Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained with the MMP. The City of Sacramento will be responsible for ensuring compliance.

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<b>5. AIR QUALITY</b>					
<p><b>Air Quality 1:</b> The construction contractor will provide the City of Sacramento and SMAQMD with a plan for approval demonstrating that heavy-duty (&gt;50 horsepower) off-road vehicles to be used will achieve a project wide fleet average of 20 percent NOx reduction and 45 percent PM reduction compared to the most recent CARB fleet average at the time of construction. Off-road vehicles include owned, leased, and subcontractor vehicles. The project contractor will submit to the City of Sacramento and SMAQMD a comprehensive inventory of all off-road construction equipment (&gt; 50 horsepower) that will be used for a total of 40 hours or more during any portion of the project. The inventory will include the horsepower rating, engine production year, and projected hours of use or fuel requirements for each piece of equipment. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, name and phone number of the project manager, and on-site foreman.</p>	Applicant / Developer	City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District (SMAQMD)	Applicant / Developer shall provide a Construction Mitigation Plan (equipment list) to the City of Sacramento DSD and SMAQMD to review and approve compliance measures.	Prior to issuance of grading permits	
<p><b>Air Quality 2:</b> The project contractor shall ensure that emissions from off-road diesel powered equipment used on site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed the 40 percent opacity</p>	Applicant / Developer	City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air	Provide verification of compliance to the City of Sacramento DSD and SMAQMD	Prior to and during grading and construction activities.	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p>(or Ringelmann 2.0) shall be repaired immediately, and the City of Sacramento AND SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. The project contractor shall insure that a visual survey of all in-operation equipment is made at least weekly, and a monthly summary of the visual survey results shall be submitted by the contractor to the City of Sacramento and to SMAQMD throughout the duration of the project (except for 30-day periods of inactivity). The monthly summary shall include the quantity and type of vehicles surveyed, and the date of each survey.</p> <p><b>Air Quality 3:</b> Construction equipment will utilize the Best Available Technology (BAT) so as to minimize vehicle emissions to the extent possible. This may include the use of diesel particulate filters and cooled exhaust gas recirculation or equivalent measures on all off-road and on-road diesel equipment in the construction phase of the project. The project proponent will review amendments to CARB and SMAQMD regulations and City of Sacramento ordinances during construction, and comply immediately with newly adopted regulations, including those for equipment idling, which would reduce the cumulative release of pollutants</p>	Applicant / Developer	<p>Quality Management District (SMAQMD)</p> <p>City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District (SMAQMD)</p>	<p>Provide verification of compliance to the City of Sacramento DSD and SMAQMD</p>	<p>On-site monitoring conducted during construction</p> <p>Prior to and during grading and construction activities</p> <p>On-site monitoring conducted during construction</p>	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p><b>Air Quality 4:</b>            Coordinate with the SMAQMD for payment of fees into the Heavy-Duty Low-Emission Vehicle Program designed to reduce construction related emissions within the region. Fees shall be paid based upon the SMAQMD District Fee of \$13,600/ton of NOx emissions generated. This fee shall be paid prior to issuance of building permits. Based upon the URBEMIS emissions data and the SMAQMD's mitigation fee calculator, the expected payment for remaining construction related NOx emissions over the significance threshold will be \$142,122. If the projected construction equipment or phases change, the applicant shall coordinate with the SMAQMD to determine if the mitigation fee needs to be re-calculated. During construction of the proposed improvements, grading activities have the potential to result in the generation of significant amounts of fugitive dust that could potentially expose sensitive receptors to criteria pollutants unless mitigated. <b>Mitigation Measures AQ-5 through AQ-8</b> will reduce these impacts to a less than significant level.</p>	Applicant / Developer	City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District (SMAQMD)	Provide verification of compliance to the City of Sacramento DSD and SMAQMD	Prior to issuance of grading permits	
<p><b>Air Quality 5:</b>            During clearing, grading, earth-moving, or excavation operations, fugitive dust emissions shall be controlled by watering exposed surfaces 2 times per day, watering haul roads 3 times per day or paving of construction roads, or other dust-preventive measures.</p>	Applicant / Developer	City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District	<p>Measures shall be listed on all construction and grading plans.</p> <p>Site visits may be conducted by SMAQMD to confirm</p>	<p>Prior to and during grading and construction activities</p> <p>On-site monitoring conducted during</p>	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p><b>Air Quality 6:</b> All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 20 mph averaged over 1 hour.</p>	Applicant / Developer	(SMAQMD)  City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District (SMAQMD)	compliance, and response on a complaint basis.  Measures shall be listed on all construction and grading plans.	construction  Prior to and during grading and construction activities	
<p><b>Air Quality 7:</b> Any portions of the construction site that remain inactive longer than a period of 3 months shall be reestablished with ground cover through seeding and watering. Alternatively, non-toxic soil stabilizers shall be applied to all inactive construction areas in accordance with manufacture's specifications.</p>	Applicant / Developer	(SMAQMD)	Measures shall be listed on all construction and grading plans.	On-site monitoring conducted during construction	
<p><b>Air Quality 8:</b> All vehicles hauling dirt, sand, soil or other loose material shall be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114.</p>	Applicant / Developer	City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District (SMAQMD)	Measures shall be listed on all construction and grading plans.  Site visits may be conducted by SMAQMD to confirm compliance, and response on a complaint basis.	Prior to and during grading and construction activities  On-site monitoring conducted during construction	
<p><b>Air Quality 9:</b> Prior to groundbreaking, the project proponent will coordinate with the SMAQMD and the City of Sacramento and develop a project Air Quality Mitigation Plan</p>	Applicant / Developer	City of Sacramento Development Services Department (DSD) and	Provide verification of compliance to the City of Sacramento DSD and	Prior to issuance of grading permits	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p>designed to reduce area source and operational NOx emissions by 20%. Some examples of project specific operational mitigation include bicycle/pedestrian transit features that promote alternative transportation use, mixed land uses including parks and schools within ¼ mile of residential uses, and promotion of electric landscaping equipment.</p> <p><b>Air Quality 10:</b> Coordinate with the SMAQMD for payment of fees into the Heavy-Duty Low-Emission Vehicle Program designed to reduce emissions within the region. SMAQMD calculates the mitigation fee for these remaining operational emissions by multiplying the NOx lbs/day over the threshold by 365 days (one year of emissions), determining the total project NOx over the threshold in tons, and multiplying that overage by the Carl Moyer Program standard of \$13,600 per ton. This fee shall be paid prior to issuance of building permits. Based upon the URBEMIS emissions data and the SMAQMD's mitigation fee calculator, the expected payment for remaining operational NOx emissions over the significance threshold will be \$48,416.00. If the projected operational emissions change, the applicant shall coordinate with the SMAQMD to determine if the mitigation fee needs to be re-calculated.</p>	Applicant / Developer	<p>Sacramento Metropolitan Air Quality Management District (SMAQMD)</p> <p>City of Sacramento Development Services Department (DSD) and Sacramento Metropolitan Air Quality Management District (SMAQMD)</p>	<p>SMAQMD to review and approve compliance measures.</p> <p>Provide verification of compliance to the City of Sacramento DSD and SMAQMD</p>	<p>Prior to issuance of final building permits</p>	
<p><b>6. TRANSPORTATION / CIRCULATION</b></p> <p><b>Traffic 1:</b> The applicant shall pay its fair</p>	Applicant / Developer	City of Sacramento	Provide verification of	Measures shall be	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p>share of the installation of a traffic signal at the Del Paso Road/I-5 Southbound Ramps intersection.</p> <p><b>Traffic 2:</b> The applicant shall pay its fair share of the installation of a traffic signal at the Del Paso Road/I-5 Northbound Ramps intersection.</p> <p><b>Traffic 3:</b> The applicant shall pay the cost of modifying the signal timing at the Del Paso Road/Truxel Road/Natomas Boulevard intersection to extend the maximum green time for the eastbound left-turn movement and pay traffic impact fees or a fair share of the cost for planned improvements to provide dual eastbound left turn lanes at the intersection</p> <p><b>Traffic 4:</b> The applicant shall install a traffic signal at the Terracina Drive/Gateway Park Boulevard intersection and provide the following lane configurations:</p> <ul style="list-style-type: none"> <li>o Northbound: Provide a left-turn lane (150 feet), two through lanes, and a right-turn lane</li> <li>o Southbound: Provide a left-turn lane (250 feet), two through lanes, and a</li> </ul>	<p>Applicant / Developer</p> <p>Applicant / Developer</p> <p>Applicant / Developer</p>	<p>Development Services Department (DSD)</p> <p>City of Sacramento Development Services Department (DSD)</p> <p>City of Sacramento Development Services Department (DSD)</p> <p>City of Sacramento Development Services Department (DSD)</p>	<p>compliance to the City of Sacramento DSD</p> <p>Provide verification of compliance to the City of Sacramento DSD</p> <p>Provide verification of compliance to the City of Sacramento DSD</p> <p>Provide verification of compliance to the City of Sacramento DSD</p>	<p>completed consistent with conditions provided by the City DSD, Development Engineering Division.</p> <p>Measures shall be completed consistent with conditions provided by the City DSD, Development Engineering Division.</p> <p>Measures shall be completed consistent with conditions provided by the City DSD, Development Engineering Division.</p> <p>Measures shall be completed consistent with conditions provided by the City DSD, Development Engineering Division.</p>	



Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p>than 24 hours prior to the start of construction activities (site preparation or grading). If construction activities stop for a period of two weeks or more a new GGS survey will be completed no more than 24 hours prior to resuming these activities. Clearing will be confined to the minimal area necessary to facilitate construction activities. GGS habitat within and adjacent to the project site will be designated with flags as an "Environmentally Sensitive Area" to ensure avoidance by construction personnel. The project developer will ensure all construction personnel associated with the project are alerted to the location of the protected habitat.</p>		Services	<p>surveys shall be completed and verification of compliance shall be provided to Development Services Staff prior to grading/building permits being issued.</p> <p>If required, written verification of compliance from the biologist and/or DFG shall be provided to Development Services Staff prior to issuance of grading permits</p>	<p>prior to issuance of any grading or building permits.</p>	
<p><b>Biological Resources 4:</b> Construction personnel conducting site preparation and grading operations will receive environmental awareness training that is approved by USFWS. This training will provide workers on instructions for identifying GGS and their habitat, and the procedures to follow if GGS is encountered on site during construction activities. At this time an on-site biological monitor will be selected in accordance with U.S. Fish and Wildlife Service requirements.</p>	Applicant / Developer	City of Sacramento Development Services	Provide verification of compliance to the Development Services Department.	Measures shall be implemented prior to issuance of any grading or building permits.	
<p><b>Biological Resources 5:</b> If a live GGS is found during construction activities, the USFWS and the assigned</p>	Applicant / Developer	City of Sacramento Development Services	If required, written verification of compliance	If required, Measures shall be implemented	

			VERIFICATION OF COMPLIANCE		
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p>biological monitor will immediately be notified. Escape routes for giant garter snake should be determined in advance of construction, and flagged for easy identification. The biological monitor or his/her assignee shall do the following:</p> <p>Stop construction in the vicinity of the snake. Monitor the snake and allow it to leave the area on its own. The monitor should remain in the area for the remainder of the work day to ensure the snake is not harmed, or if it does leave the site, that it does not return. Escape routes for the snake should be determined in advance of construction and snakes should be allowed to leave on their own. If the snake does not leave within one working day, further consultation with USFWS is required.</p> <p><b>Biological Resources 6:</b> GGS may use fill or construction debris as an over-wintering site. Upon completion of construction activities all excess fill and/or construction debris will be removed from the site. If the material is located near undisturbed GGS habitat, it will be removed between October 1 and April 30, and inspected by a qualified biologist to ensure that GGS is not using the material for hibernation. Material that could entangle snakes (i.e. plastic, monofilament, jute, or similar erosion control matting) will not be placed within 200 feet of snake aquatic habitat. Substitutions for these materials include coconut coir matting,</p>	Applicant / Developer	City of Sacramento Development Services	<p>from the biologist and/or DFG shall be provided to Development Services Staff prior to issuance of grading permits</p> <p>Provide verification to the Development Services Department.</p>	<p>prior to issuance of any grading or building permits.</p> <p>If required, Measures shall be implemented prior to and concurrent with construction activities</p>	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p>tactified hydroseeding compounds or other materials approved by the USFWS.</p> <p><b>Biological Resources 7:</b> If burrowing owls are found to be using the site for foraging or nesting, a program for removal will be agreed to by the City of Sacramento and the developer prior to initiation of any physical disturbance on the site. USFWS and CDFG shall be contacted regarding suitable mitigation, which may include a 300-foot buffer from the nest site during the breeding season (February 1 – August 31), or a relocation effort for the owls if: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If relocation of the owls is approved for the site by USFWS or CDFG, a qualified biologist will prepare a plan for relocating the owls to a suitable site. If on-site avoidance is required, the location of the buffer zone will be determined by a qualified biologist. The buffer zone shall be marked with yellow caution tape, stakes, or temporary fencing, and maintained throughout the construction period</p>	Applicant / Developer	<p>City Development Services Department.</p> <p>CDFG and USFWS</p>	If required, written verification of compliance from the biologist and/or DFG shall be provided to Development Services Staff prior to issuance of grading permits	Measures shall be implemented prior to issuance of any grading or building	
<p><b>10. NOISE</b></p> <p><b>Noise 1:</b> Prior to issuance of a building permit for any building proposed for construction in the Employment Center zone the applicant shall submit a noise analysis that identifies the noise exposure due to traffic, and the noise that could be generated by</p>	Applicant / Developer	City Development Services Department.	Mitigation Measures shall be included on the Map and within the Standard Construction Specifications.	Measures shall be implemented prior to issuance of building permits.	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p>the proposed use. The analysis shall identify any noise reduction requirements and noise insulation that is needed to ensure that the interior spaces shall not be exposed to noise in excess of 45 dB L<sub>dn</sub>. The noise analysis shall identify any design or site modifications that are required to avoid generation of noise that would exceed 60 dB L<sub>dn</sub> at the property line.</p>			<p>Verification of compliance shall be provided to the Development Services Staff</p>		
<p><b>Noise 2:</b> Prior to issuance of a building permit for any building proposed for construction in the Employment Center zone shall submit a noise analysis that identifies any design or site modifications that are required to avoid generation of noise that would exceed 60 dB L<sub>dn</sub> at the property line.</p>	Applicant / Developer	City Development Services Department.	<p>Mitigation Measures shall be included on the Map and within the Standard Construction Specifications</p> <p>Verification of compliance shall be provided to the Development Services Staff.</p>	Measures shall be implemented prior to issuance of building permits.	
<p><b>Noise 3:</b> Prior to issuance of any residential occupancy permit, the applicant shall construct a barrier 9 feet in height at the property line of residences adjacent to del Paso Road, and 6 feet in height at the property line of residences adjacent to Gateway Park Boulevard. The height of the barrier shall be measured relative to the building pad height of the respective parcels. Barrier materials shall be restricted to concrete or masonry block, precast concrete, earthen berm or any combination thereof. Any other proposed material shall be submitted for approval with a report from an acoustical</p>	Applicant / Developer	City Development Services Department	<p>Mitigation Measures shall be included on the Map and within the Standard Construction Specifications.</p> <p>Verification of compliance shall be provided to the Development Services Staff</p>	Prior to issuance of residential occupancy permit	



Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
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<p>determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation. In addition, a report shall be prepared by the qualified archeologist according to current professional standards.</p> <p><b>Cultural Resources 2:</b> If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives.</p> <p>If Native American archeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archeologists, who are certified by the Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and Native American representatives, who are approved by the local Native American community as scholars of the cultural traditions.</p> <p>In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements.</p>	Applicant / Developer	City Development Services Department	Mitigation Measures shall be included on the Map and within the Standard Construction Specifications. If required, verification of compliance shall be provided to the Development Services Staff	Measures shall be implemented in field during grading and construction activities.	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials / Date)
<p><b>Cultural Resources 3:</b>            If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find, and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have taken place.</p>	Applicant / Developer	City Development Services Department	Mitigation Measures shall be included on the Map and within the Standard Construction Specifications. If required, verification of compliance shall be provided to the Development Services Staff	Measures shall be implemented in field during grading and construction activities.	

**ATTACHMENT D**  
**RECORD OF DECISION, CONDITION J19**



**CITY OF SACRAMENTO CITY PLANNING COMMISSION  
RECORD OF DECISION**

New City Hall, 915 I Street, 3<sup>rd</sup> Floor, Sacramento, CA 95814

Project Name:	Natomas Place
Project Number:	P05-129
Project Location:	Southeast Corner of Del Paso Road and Gateway Park Boulevard
Assessor's Parcel No.:	225-0060-025, -026, and -027
Applicant:	David Ragland, Pardee Homes, (916) 526-2757, 2377 Gold Meadow Way, Suite 100, Gold River, CA 95670
Action Status:	Approved with Amended Conditions
Action Date:	05/11/2006

**REQUESTED  
ENTITLEMENT(S):**

- Natomas Place A request to develop 144.6± acres known as Natomas Place in the North Natomas Community Plan area. (P05-129)
- A Environmental Determination: Mitigated Negative Declaration;
  - B Mitigation Monitoring Plan;
  - C Development Agreement;
  - D Inclusionary Housing Plan;
  - E General Plan Map Amendment to re-designate 144.6± acres from 93.3± acres of Low Density Residential, 31.3± acres of Mixed Use; 2.0± acres of Community/Neighborhood Commercial & Offices, 10.0± acres of Public/Quasi-Public/Miscellaneous, and 8.0± acres of Parks-Recreation-Open Space to 88.4± acres of Low Density Residential, 15 1± acres of Medium Density Residential, 8.5± acres of Mixed Use, 13.9± acres of Industrial, and 18.7± acres of Parks-Recreation-Open Space;
  - F North Natomas Community Plan Map Amendment to re-designate 144.6± acres from 51.6± acres of Low Density Residential, 41.7± acres of Medium Density Residential, 2.0± acres of Neighborhood Convenience Commercial, 31.3± acres of Employment Center (EC-40), 8.0± acres of Parks/Open Space, and 10.0± acres of General Public Facilities to 52.0± acres of Low Density Residential, 44.6± acres of Medium Density Residential, 6.9± acres of High Density Residential, 13.9± acres of Light Industrial, 8 5± acres of Employment Center (EC-50), and 18.7± acres of Parks/Open Space;
  - G Rezone 144.6± acres from Manufacturing-Industrial Park Planned Unit Development (MIP-PUD) zone to 71.4± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD) zone, 25.2± acres of Multi-Family Planned Unit Development (R-2B-PUD) zone, 6.9± acres of Multi-Family Planned Unit Development (R-3-PUD) zone, 8.5± acres of Employment Center Planned Unit Development (EC-50-PUD) zone, 13.9± acres of Light Industrial Planned Unit Development [M-1(S)-PUD] zone, and 18.7± acres of Agriculture-Open Space Planned Unit Development (A-OS-PUD) zone;
  - H PUD Establishment to establish Planned Unit Development Guidelines and a Schematic Plan for the Natomas Place Planned Unit Development;
  - I Tentative Master Parcel Map to subdivide 144.6± acres into 12 master

- 
- parcels;
  - J. Tentative Subdivision Map to subdivide 144.6± acres into 638± single-family lots, 1 medium density multi-family lot (condominium), 1 high density multi-family lot, 1 recreation center lot, 1 park lot, 1 employment center lot, 1 light industrial lot, 1 detention basin lot, 12 landscape corridor lots, and 15 private alley/street lots;
  - K. Subdivision Modification for private alleys;
  - L. PUD Special Permit to develop four house plans on 164 cluster lots;
  - M. PUD Special Permit to develop four house plans on 161 37' x 76.5' alley-loaded lots;
  - N. PUD Special Permit to develop four house plans on 168 47' x 85' lots; and
  - O. PUD Special Permit to develop four house plans on 145 45' x 102' lots.
- 

**ACTIONS TAKEN:** On 05/11/2006, the City Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:

- A. Adopted the Mitigated Negative Declaration;
  - B. Adopted the Mitigation Monitoring Plan;
  - C. Development Agreement;
  - D. Inclusionary Housing Plan;
  - E. Recommended approval of the General Plan Map Amendment to re-designate 144.6± acres from 93.3± acres of Low Density Residential, 31.3± acres of Mixed Use; 2.0± acres of Community/Neighborhood Commercial & Offices, 10.0± acres of Public/Quasi-Public/Miscellaneous, and 8.0± acres of Parks-Recreation-Open Space to 88.4± acres of Low Density Residential, 15.1± acres of Medium Density Residential, 8.5± acres of Mixed Use, 13.9± acres of Industrial, and 18.7± acres of Parks-Recreation-Open Space;
  - F. Recommended approval of the North Natomas Community Plan Map Amendment to re-designate 144.6± acres from 51.6± acres of Low Density Residential, 41.7± acres of Medium Density Residential, 2.0± acres of Neighborhood Convenience Commercial, 31.3± acres of Employment Center (EC-40), 8.0± acres of Parks/Open Space, and 10.0± acres of General Public Facilities to 52.0± acres of Low Density Residential, 44.6± acres of Medium Density Residential, 6.9± acres of High Density Residential, 13.9± acres of Light Industrial, 8.5± acres of Employment Center (EC-50), and 18.7± acres of Parks/Open Space;
  - G. Recommended approval of the Rezone 144.6± acres from Manufacturing-Industrial Park Planned Unit Development (MIP-PUD) zone to 71.4± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD) zone, 25.2± acres of Multi-Family Planned Unit Development (R-2B-PUD) zone, 6.9± acres of Multi-Family Planned Unit Development (R-3-PUD) zone, 8.5± acres of Employment Center Planned Unit Development (EC-50-PUD) zone, 13.9± acres of Light Industrial Planned Unit Development [M-1(S)-PUD] zone, and 18.7± acres of Agriculture-Open Space Planned Unit Development (A-OS-PUD) zone;
  - H. Recommended approval of the PUD Establishment to establish Planned Unit Development Guidelines and a Schematic Plan for the Natomas Place Planned Unit Development;
  - I. Approved the Tentative Master Parcel Map to subdivide 144.6± acres into 12 master parcels;
-

- J. Approved the Tentative Subdivision Map to subdivide 144 6± acres into 638± single-family lots, 1 medium density multi-family lot (condominium), 1 high density multi-family lot, 1 recreation center lot, 1 park lot, 1 employment center lot, 1 light industrial lot, 1 detention basin lot, 12 landscape corridor lots, and 15 private alley/street lots;
- K. Approved the Subdivision Modification for private alleys;
- L. Approved the PUD Special Permit to develop four house plans on 164 cluster lots;
- M. Approved the PUD Special Permit to develop four house plans on 161 37' x 76.5' alley-loaded lots;
- N. Approved the PUD Special Permit to develop four house plans on 168 47' x 85' lots; and
- O. Approved the PUD Special Permit to develop four house plans on 145 45' x 102' lots.

Action certified by:

  
 David Kwong, Planning Manager

Sent to Applicant:

By:

Staff Signature

**EXPIRATION**

**TENTATIVE MAP:** Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

**SPECIAL PERMIT:** A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired

**VARIANCE:** Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term

**PLAN REVIEW:** Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

**NOTE:** Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

**APPEALS**

Appeals of the City Planning Commission decision of this item to the City Council must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before Monday, May 22, 2006. If the 10<sup>th</sup> day falls on a Sunday or holiday, the appeal may be filed on the following business day

**Findings Of Fact**

**A. Negative Declaration:** The City Planning Commission approves the Negative Declaration (the Negative Declaration is approved), based upon the following findings:

- 1. The Planning Commission of the City of Sacramento finds as follows:
  - a. The City of Sacramento's Environmental Planning Services conducted or caused to be conducted an Initial Study on Pardee at Natomas (P05-129) ("Project") to determine if the Project may have a significant effect on the environment.

b. The Initial Study identified potentially significant effects of the Project. Revisions to the Project made by or agreed to by the Project applicant before the proposed Mitigated Negative Declaration and Initial Study were released for public review were determined by City's Environmental Planning Services to avoid or reduce the potentially significant effects to a less than significant level, and, therefore, there was no substantial evidence that the Project as revised and conditioned may have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the Project was then completed, noticed and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows:

- (1) On March 29, 2006 a Notice of Availability/Intent to Approve the MND (NOI) dated March 29, 2006 was circulated for public comments for 30 days. The public comment period began on March 29, 2006 and ended on April 27, 2006. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed project and to other interested parties and agencies, including property owners within 500 feet of the boundaries of the proposed project. The comments of such persons and agencies were sought.
- (2) On March 29, 2006 the project site was posted with the NOI, the NOI was published in the Daily Recorder, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.
- (3) On March 29, 2006 a Notice of Completion and 15 copies of the NOI were filed with the Office of Planning and Research, State Clearinghouse, for circulation to state agencies.

c. The Planning Commission has reviewed and considered the information contained in the MND, including the Initial Study, the revisions and conditions incorporated into the Project, and the comments received during the public review process and the hearing on the Project. The Planning Commission has determined that the MND constitutes an adequate, accurate, objective and complete review of the environmental effects of the proposed project.

2. Based on its review of the MND and on the basis of the whole record, the Planning Commission finds that the MND reflects the Planning Commission's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.
3. Pursuant to CEQA Guidelines Section 15074, and in support of its approval of the Project, the Planning Commission adopts a Mitigation Monitoring Program to require all reasonably feasible mitigation measures be implemented.
4. The documents and other materials that constitute the record of proceedings upon which the Planning Commission has based its decision are located in the City of Sacramento Development Services Department, Environmental Planning Services,

2101 Arena Boulevard, Suite 200, Sacramento, CA 95834. The custodian of these documents and other materials is the Development Services Department, Environmental Planning Services.

- 5 Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

**B. Mitigation Monitoring Plan:** The Mitigation Monitoring Plan is approved based upon the following findings of fact:

1. One or more mitigation measures have been added to the above-identified project;
2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1;
3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec 21081.6.
4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

**I. Tentative Master Parcel Map:** The Tentative Master Parcel Map to subdivide 144.6± acres into 12 master parcels is approved based on the following findings of fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The proposed City General Plan designations for the subject site are Low Density Residential, Medium Density Residential, Parks-Recreation-Open Space, Mixed Use, and Industrial.
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision; and

**J. Tentative Subdivision Map:** The Tentative Subdivision Map to subdivide 144.6± acres into 638± single-family lots, 1 medium density multi-family lot (condominium), 1 high density multi-family lot, 1 recreation center lot, 1 park lot, 1 employment center lot, 1 light industrial lot, 1 detention basin lot, 12 landscape corridor lots, and 15 private alley/street lots is approved based on the following findings of fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The proposed City General Plan designations for the subject site are Low Density Residential, Medium Density Residential, Parks-Recreation-Open Space, Mixed Use, and Industrial
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision; and
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

**K. Subdivision Modification:** The Subdivision Modification for private alleys is approved based on the following findings of fact:

1. The property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;
2. The cost to the subdivider, of strict or literal compliance with the regulation, is not the sole reason for granting the modification;
3. The modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity; and
4. Granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.

**L. PUD Special Permit:** The PUD Special Permit to develop four house plans on 164 cluster lots is approved based on the following findings of fact:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed use will not adversely affect the peace and general welfare of the surrounding residential neighborhood;
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project is required to build in conformance with Building Codes and PUD Guidelines;
3. The proposed project is consistent with the proposed City of Sacramento General Plan and North Natomas Community Plan designations, the Natomas Place PUD, and the requirements of the Multi-Family Planned Unit Development (R-2B-PUD) zone.

**M. PUD Special Permit:** The PUD Special Permit to develop four house plans on 161 37' x 76.5' alley-loaded lots is approved based on the following findings of fact:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed use will not adversely affect the peace and general welfare of the surrounding residential neighborhood;
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project is required to build in conformance with Building Codes and PUD Guidelines;
3. The proposed project is consistent with the proposed City of Sacramento General Plan and North Natomas Community Plan designations, the Natomas Place PUD, and the requirements of the Single Family Alternative Planned Unit Development (R-1A-PUD) zone

**N. PUD Special Permit:** The PUD Special Permit to develop four house plans on 168 47' x 85' lots is approved based on the following findings of fact:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed use will not adversely affect the peace and general welfare of the surrounding residential neighborhood;
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project is required to build in conformance with Building Codes and PUD Guidelines;
3. The proposed project is consistent with the proposed City of Sacramento General Plan and North Natomas Community Plan designations, the Natomas Place PUD, and the requirements of the Single Family Alternative Planned Unit Development (R-1A-PUD) zone.

**O. PUD Special Permit:** The PUD Special Permit to develop four house plans on 145 45' x 102' lots is approved based on the following findings of fact:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed use will not adversely affect the peace and general welfare of the surrounding residential neighborhood;
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project is required to build in conformance with Building Codes and PUD Guidelines;
3. The proposed project is consistent with the proposed City of Sacramento General Plan and North Natomas Community Plan designations, the Natomas Place PUD, and the requirements of the Single Family Alternative Planned Unit Development (R-1A-PUD) zone.

### Conditions Of Approval

I The Tentative Master Parcel Map to subdivide 144.6± acres into 12 master parcels is hereby approved subject to the following conditions:

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Master Parcel Map or any contradictory provisions in the PUD guidelines approved for this project (P05-129). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.**

The applicant shall satisfy each of the following conditions prior to filing the Final (Parcel) Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied:

#### **GENERAL: All Projects**

11. In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments (if any), Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments (if any), Zoning changes, and the Development Agreement.
12. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements, which may be required in order to implement this condition
13. Execute a Development Agreement to the satisfaction of the City of Sacramento and comply with and meet all the requirements of the Agreement.
14. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P05-129) to the satisfaction of the Planning Division and the Development Engineering Division
15. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P05-129).
16. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement
17. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be

removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.

- 18. Place the following note prominently on the master parcel map:
- 19. **"THIS MASTER PARCEL MAP DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENT ON THE LAND SUBJECT TO THE MAP; PRIOR TO ANY IMPROVEMENT OR CONSTRUCTION, ALL REQUIRED LAND USE ENTITLEMENTS, INCLUDING BUT NOT LIMITED TO A SPECIAL PERMIT, MUST BE APPLIED FOR AND APPROVED, AND ALL APPLICABLE CONDITIONS OF APPROVAL MUST BE SATISFIED"**
- 110 Show all existing and proposed/required easements on the Final Master Parcel Map
- 111. Multiple Final Maps may be recorded Prior to recordation of any Final Map all infrastructure/improvements necessary for the respective Final Map must be in place to the satisfaction of the Departments of Utilities, the Planning Division, and the Development Engineering Division.

**DEVELOPMENT ENGINEERING: Streets**

- 112. Streets shall be sized, dedicated, and constructed (if necessary to support commercial use) as follows (the PUD Guidelines shall be revised to be consistent with these requirements):

Street	from	to	Lanes	R/W	Min. Face Face/curb
Del Paso Road	Gateway Park Boulevard	Eastern property Boundary	6	136	108
Gateway Park Boulevard	Del Paso Road	Southern property Boundary	4	100'	74'

**NOTES: Dedication and construction of all streets shall be as required elsewhere in these conditions. Sidewalks may be omitted adjacent to parks and schools, as determined by the City. The minimum right-of-way for any street not mentioned above shall be 41'. The City will determine off-site improvement requirements prior to filing each subsequent map or phase. All roadways may require additional dedication at intersections for turn lanes.**

- 113. Multiple access points will be required for all phases of the Final Parcel Map to the satisfaction of the Development Engineering Division Dead end streets must be less than 500' in length and must include a turn-around approved by the Development Engineering Division and the Fire Department Certain exceptions may be considered on a case-by-case basis;
- 114. The applicant shall provide, in the form of an Irrevocable Offer of Dedication (IOD) all internal street right-of-ways necessary for each Master Parcel to be developed independently

- 115. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Development Engineering Division. The center lines of such streets shall be aligned.
- 116. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3' 5' in height. The Development Engineering Division shall determine the area of exclusion.
- 117. Developer is required to install permanent street signs to the satisfaction of the Public Works Department.
- 118. Streets adjacent to schools and parks shall be expanded or designed to allow parking adjacent to said school or park to the satisfaction of the Development Engineering Division.
- 119. The applicant shall make provisions for bus stops, shelters, etc. to the satisfaction of Regional Transit.
- 120. The applicant shall dedicate (if necessary) and construct (if necessary) bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Development Engineering Division.
- 121. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Department of Public Works, Development Services Section Plan Check Engineer at 264-7493 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

**FINANCE PLAN:**

- 122. Provide, without cost to the City, in the form of an Irrevocable Offer of Dedication (IOD), all public land covered in the North Natomas Financing Plan Land Acquisition Program;

**CITY UTILITIES:**

- 123. An assessment district, community facilities district or other financing mechanism approved in writing by the City must be formed for the purpose of construction of all common drainage facilities within the project area and any additional drainage capacity or facilities required to accommodate development of the subject area in accordance with the drainage master plan for the project area and other applicable drainage plans and criteria for North Natomas. For this purpose, "other financing mechanism" includes but is not limited to a fully executed agreement approved as to form by the City Attorney, which provides for funding and construction of the said facilities, and which provides for posting or depositing with the City unconditional security for performance of the landowner's obligations, which security is adequate in the sole and exclusive discretion of the City, and which is in a form acceptable to the City Attorney.

124. The applicant and/or any successor shall fully participate in any financing mechanism, including but not limited to assessment districts, or community facilities districts formed for the purpose of financing the facilities specified in the previous condition, and any such mechanism formed for the purpose of financing the drainage facilities required under the North Natomas Comprehensive Drainage Plan. For this purpose, "fully participate" requires that the applicant and/or any successor shall, notwithstanding the provisions of Articles XIII C and/or XIII D of the California Constitution, or any other applicable federal or state law, rule or regulation, waive and relinquish any right to protest or vote against the formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; actively participate in a positive manner in the proceedings for formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; and pay all taxes, assessments and/or fees levied pursuant thereto.
125. Execute a drainage agreement with the City for the construction of common drainage facilities per the approved drainage plan. The drainage agreement shall be to the satisfaction of the Department of Utilities (DOU) and the City Attorney. Common drainage facilities shall include, but are not limited to storm drain pipes serving all master parcels (Lots 1 through 12), pump station and discharge pipes, detention/water quality basin, and outfall structures.
126. A drainage master plan for this site must be completed by the applicant and approved by the DOU. The 10-year and 100-year HGL's for this study shall be calculated using the City's SWMM model. Drain inlets shall be 6- inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the local controlling overland flow release elevation, whichever is higher. Or, finished floor and finished garage elevations shall be a minimum of 1.5 feet above the 100-year HGL and shall be a minimum of 1.8 feet above the local controlling overland flow release elevation, whichever is higher. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City's Design Procedures Manual, unless otherwise approved by the DOU. The drainage master plan is required to show the sizes of all common trunk lines in the street right-of-ways. A phasing plan for drainage infrastructure, if appropriate, shall be approved by the DOU and included in the final master drainage plan report.
127. A water master plan for this entire area must be completed by the applicant and approved by the DOU. This study shall also determine if the existing water distribution system infrastructure is adequate to supply fire flow demands resulting from developing this project. All water mains shall be placed within the asphalt section of public street right-of-ways as per the City's Design and Procedures Manual, unless otherwise approved the DOU.
128. A sanitary sewer master plan for this project must be completed by applicant and approved by Sacramento County Sanitation District No. 1 (CSD-1) prior to recordation of the final master parcel map. The sewer master plan shall be provided to the DOU to assure that no conflicts with water or drainage facilities exist within the streets or easements. All sewer lines shall be placed within the asphalt section of public street right-of-ways as per the City's Design and Procedures Manual, unless otherwise approved by the DOU and CSD-1.
129. Properly abandon under permit, from the Sacramento County Environmental Health Division, any well or septic system located on the property.

- I30. All existing easements and all existing right-of-ways shall be shown on the Final Master Parcel Map.
- I31. Dedicate all necessary easements, right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements. Easements shall be dedicated for off-site water and storm drain main extensions. Street right-of-way shall be dedicated for common drainage pipes identified in the master drainage plan. All dedications shall be at no cost to the City and shall be to the satisfaction of the DOU.
- I32. **Execute and deliver to the City, in recordable form, and IOD for conveyance to the City of fee title to Lot 11 for a pump station and a detention/water quality basin. The exact location and dimensions of Lot 11 shall be established by the DOU in its sole discretion. If the exact location and dimensions differ from those specified for Parcel 11 on the tentative map, the location and dimensions shall be revised on the final map according to the DOU determinations.**
- I33. The proposed development is located within the Reclamation District 1000 (RD 1000). The applicant shall comply with all RD 1000 requirements and pay all required fees.
- I34. Obtain approval from RD 1000 (or other governing agencies) for the abandonment and/or relocation of the existing canals.
- I35. The applicant is responsible for obtaining all necessary permits, easements and approvals from federal, state and local agencies for the construction of this project
- I36. All dedications of property to the City for water or storm drainage facilities shall be in IOD fee/title on a City-approved form, or at the discretion of the DOU in fee/title and shall be free and clear of all encumbrances and liens.

**PPDD: Parks**

- I37. **Park Dedication – IOD:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall provide on City's form an irrevocable offer of dedication (IOD) of the parks sites identified on the tentative map as Lot(s)D, comprising 11.4+/- net acres. At the time of delivery of the IOD, the applicant shall enter into an Agreement with the City to (1) provide to City a title report demonstrating that it holds full and clear title to Lot(s)D, including all interests necessary for maintenance and access; (2) provide a Phase 1 environmental site assessment of Lot(s)D; (3) if the environmental site assessment identifies any physical conditions or defects in Lot(s) D which would interfere with its intended use as a park, as determined by PPDD in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDD; and (4) take all actions necessary to ensure that Lot(s) D are free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with Lot(s) D.
- I38. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 16 64 (Parkland Dedication) the applicant shall pay to City an In-lieu park fee in the amount determined

under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication (See Advisory Note)

139. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)
140. Prior to recordation of the first final map, the property owner and/or developer shall, pursuant to Section 17.190.110(C)(6) of the City Code, be required to execute and record an Inclusionary Housing Agreement, acceptable to the property owner and the Sacramento Housing and Redevelopment Agency (SHRA)(with the advice of the Planning Director) that runs with the land against the real property of the residential project.
141. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P05-129) and as listed below:
- a. The construction contractor will provide the City of Sacramento and SMAQMD with a plan for approval demonstrating that heavy-duty (>50 horsepower) off-road vehicles to be used will achieve a project wide fleet average of 20 percent NOx reduction and 45 percent PM reduction compared to the most recent CARB fleet average at the time of construction. Off-road vehicles include owned, leased, and subcontractor vehicles. The project contractor will submit to the City of Sacramento and SMAQMD a comprehensive inventory of all off-road construction equipment (> 50 horsepower) that will be used for a total of 40 hours or more during any portion of the project. The inventory will include the horsepower rating, engine production year, and projected hours of use or fuel requirements for each piece of equipment. At least 48-hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, name and phone number of the project manager, and on-site foreman (as referenced in Mitigation Measure Air Quality 1).
  - b. The project contractor shall ensure that emissions from off-road diesel powered equipment used on site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed the 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the City of Sacramento AND SMAQMD shall be notified within 48-hours of identification of noncompliant equipment. The project contractor shall insure that a visual survey of all in-operation equipment is made at least weekly, and a monthly summary of the visual survey results shall be submitted by the contractor to the City of Sacramento and to SMAQMD throughout the duration of the project (except for 30-day periods of inactivity) The monthly summary shall include the quantity and type of vehicles surveyed, and the date of each survey (as referenced in Mitigation Measure Air Quality 2).
  - c. Construction equipment will utilize the Best Available Technology (BAT) so as to minimize vehicle emissions to the extent possible. This may include the use of

diesel particulate filters and cooled exhaust gas recirculation or equivalent measures on all off-road and on-road diesel equipment in the construction phase of the project. The project proponent will review amendments to CARB and SMAQMD regulations and City of Sacramento ordinances during construction, and comply immediately with newly adopted regulations, including those for equipment idling, which would reduce the cumulative release of pollutants (as referenced in Mitigation Measure Air Quality 3).

- d. Coordinate with the SMAQMD for payment of fees into the Heavy-Duty Low-Emission Vehicle Program designed to reduce construction related emissions within the region. Fees shall be paid based upon the SMAQMD District Fee of \$13,600/ton of NOx emissions generated. This fee shall be paid prior to issuance of building permits. Based upon the URBEMIS emissions data and the SMAQMD's mitigation fee calculator, the expected payment for remaining construction related NOx emissions over the significance threshold will be \$48,416.00. If the projected construction equipment or phases change, the applicant shall coordinate with the SMAQMD to determine if the mitigation fee needs to be re-calculated. During construction of the proposed improvements, grading activities have the potential to result in the generation of significant amounts of fugitive dust that could potentially expose sensitive receptors to criteria pollutants unless mitigated. **Mitigation Measures AQ-5 through AQ-8** will reduce these impacts to a less than significant level (as referenced in Mitigation Measure Air Quality 4).
- e. During clearing, grading, earth-moving, or excavation operations, fugitive dust emissions shall be controlled by watering exposed surfaces 2 times per day, watering haul roads 3 times per day or paving of construction roads, or other dust-preventive measures (as referenced in Mitigation Measure Air Quality 5).
- f. All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 20 mph averaged over 1 hour (as referenced in Mitigation Measure Air Quality 6).
- g. Any portions of the construction site that remains inactive longer than a period of 3 months shall be reestablished with ground cover through seeding and watering. Alternatively, non-toxic soil stabilizers shall be applied to all inactive construction areas in accordance with manufacturer's specifications (as referenced in Mitigation Measure Air Quality 7).
- h. All vehicles hauling dirt, sand, soil or other loose material shall be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114 (as referenced in Mitigation Measure Air Quality 8).
- i. Prior to groundbreaking, the project proponent will coordinate with the SMAQMD and the City of Sacramento and develop a project Air Quality Mitigation Plan designed to reduce area source and operational NOx emissions by 20%. Some examples of project specific operational mitigation include bicycle/pedestrian transit features that promote alternative transportation use, mixed land uses including parks and schools within ¼ mile of residential uses, and promotion of electric landscaping equipment (as referenced in Mitigation Measure Air Quality 9).

- j. Coordinate with the SMAQMD for payment of fees into the Heavy-Duty Low-Emission Vehicle Program designed to reduce emissions within the region. SMAQMD calculates the mitigation fee for these remaining operational emissions by multiplying the NOx lbs/day over the threshold by 365 days (one year of emissions), determining the total project NOx over the threshold in tons, and multiplying that overage by the Carl Moyer Program standard of \$13,600 per ton. This fee shall be paid prior to issuance of building permits. Based upon the URBEMIS emissions data and the SMAQMD's mitigation fee calculator, the expected payment for remaining operational NOx emissions over the significance threshold will be \$142,122. If the projected operational emissions change, the applicant shall coordinate with the SMAQMD to determine if the mitigation fee needs to be recalculated (as referenced in Mitigation Measure Air Quality 10)
- k. The applicant shall pay its fair share of the installation of a traffic signal at the Del Paso Road/I-5 Southbound Ramps intersection (as referenced in Mitigation Measure Traffic 1).
- l. The applicant shall pay its fair share of the installation of a traffic signal at the Del Paso Road/I-5 Northbound Ramps intersection (as referenced in Mitigation Measure Traffic 2).
- m. The applicant shall pay the cost of modifying the signal timing at the Del Paso Road/Truxel Road/Natomas Boulevard intersection to extend the maximum green time for the eastbound left-turn movement and pay traffic impact fees or a fair share of the cost for planned improvements to provide dual eastbound left turn lanes at the intersection (as referenced in Mitigation Measure Traffic 3)
- n. The applicant shall install a traffic signal at the Terracina Drive/Gateway Park Boulevard intersection and provide the following lane configurations:
- o Northbound: Provide a left-turn lane (150 feet), two through lanes, and a right-turn lane
  - o Southbound: Provide a left-turn lane (250 feet), two through lanes, and a right-turn lane
  - o Eastbound: Maintain the existing approach lanes (a shared left/through/right)
  - o Westbound: Provide a shared left-turn/through lane and a separate right-turn lane (as referenced in Mitigation Measure Traffic 4)
- o. The project applicant / developer shall complete the pre-construction surveys for potential special-status species not less than 30 days or more than 6 months prior to construction activities in accordance with the 2003 NBHCP. The pre-construction survey shall be conducted by a qualified biologist, botanist, or related expert. The site will be surveyed for giant garter snake, Swainson's hawk, and burrowing owl (as referenced in Mitigation Measure Biological Resources 1).
- p. The project applicant / developer shall further: (i) comply with all requirements of the 2003 NBHCP, together with any additional requirements specified in the NNCP EIR; (ii) comply with any additional mitigation measures identified in the NBHCP EIR/EIS;

and (iii) comply with all conditions of the ITPs issued by the USFWS and CDFG (as referenced in Mitigation Measure Biological Resources 2).

q. For sites that contain GGS habitat, the project area will be surveyed for the presence of GGS no more than 24 hours prior to the start of construction activities (site preparation or grading). If construction activities stop for a period of two weeks or more a new GGS survey will be completed no more than 24 hours prior to resuming these activities. Clearing will be confined to the minimal area necessary to facilitate construction activities. GGS habitat within and adjacent to the project site will be designated with flags as an "Environmentally Sensitive Area" to ensure avoidance by construction personnel. The project developer will ensure all construction personnel associated with the project are alerted to the location of the protected habitat (as referenced in Mitigation Measure Biological Resources 3).

r. Construction personnel conducting site preparation and grading operations will receive environmental awareness training that is approved by USFWS. This training will provide workers on instructions for identifying GGS and their habitat, and the procedures to follow if GGS is encountered on site during construction activities. At this time an on-site biological monitor will be selected in accordance with U.S. Fish and Wildlife Service requirements (as referenced in Mitigation Measure Biological Resources 4).

s. If a live GGS is found during construction activities, the USFWS and the assigned biological monitor will immediately be notified. Escape routes for giant garter snake should be determined in advance of construction, and flagged for easy identification. The biological monitor or his/her assignee shall do the following:

Stop construction in the vicinity of the snake. Monitor the snake and allow it to leave the area on its own. The monitor should remain in the area for the remainder of the work day to ensure the snake is not harmed, or if it does leave the site, that it does not return. Escape routes for the snake should be determined in advance of construction and snakes should be allowed to leave on their own. If the snake does not leave within one working day, further consultation with USFWS is required (as referenced in Mitigation Measure Biological Resources 5).

t. GGS may use fill or construction debris as an over-wintering site. Upon completion of construction activities all excess fill and/or construction debris will be removed from the site. If the material is located near undisturbed GGS habitat, it will be removed between October 1 and April 30, and inspected by a qualified biologist to ensure that GGS is not using the material for hibernation.

Material that could entangle snakes (i.e. plastic, monofilament, jute, or similar erosion control matting) will not be placed within 200 feet of snake aquatic habitat. Substitutions for these materials include coconut coir matting, tactified hydroseeding compounds or other materials approved by the USFWS (as referenced in Mitigation Measure Biological Resources 6).

u. If burrowing owls are found to be using the site for foraging or nesting, a program for removal will be agreed to by the City of Sacramento and the developer prior to initiation of any physical disturbance on the site. USFWS and CDFG shall be contacted regarding suitable mitigation, which may include a 300-foot buffer from

the nest site during the breeding season (February 1 – August 31), or a relocation effort for the owls if: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If relocation of the owls is approved for the site by USFWS or CDFG, a qualified biologist will prepare a plan for relocating the owls to a suitable site.

- v. If on-site avoidance is required, the location of the buffer zone will be determined by a qualified biologist. The buffer zone shall be marked with yellow caution tape, stakes, or temporary fencing, and maintained throughout the construction period (as referenced in Mitigation Measure Biological Resources 7).
- w. Prior to issuance of a building permit for any building proposed for construction in the Employment Center zone shall submit a noise analysis that identifies the noise exposure due to traffic, and the noise that could be generated by the proposed use. The analysis shall identify any noise reduction requirements and noise insulation that is needed to ensure that the interior spaces shall not be exposed to noise in excess of 45 dB  $L_{dn}$ . The noise analysis shall identify any design or site modifications that are required to avoid generation of noise that would exceed 60 dB  $L_{dn}$  at the property line (as referenced in Mitigation Measure Noise 1).
- x. Prior to issuance of a building permit for any building proposed for construction in the Employment Center zone shall submit a noise analysis that identifies any design or site modifications that are required to avoid generation of noise that would exceed 60 dB  $L_{dn}$  at the property line (as referenced in Mitigation Measure Noise 2).
- y. Prior to issuance of any residential occupancy permit, the applicant shall construct a barrier 6 feet in height at the property line of residences adjacent to Del Paso Road, and 6 feet in height at the property line of residences adjacent to Gateway Park Boulevard. The height of the barrier shall be measured relative to the building pad height of the respective parcels. Barrier materials shall be restricted to concrete or masonry block, precast concrete, earthen berm or any combination thereof. Any other proposed material shall be submitted for approval with a report from an acoustical consultant describing the properties of the proposed material and the efficiency of noise reduction compared to the permitted materials (as referenced in Mitigation Measure Noise 3).
- z. All residential units shall be equipped with air conditioning sufficient to adequately cool the residential unit in summer conditions with doors and windows closed (as referenced in Mitigation Measure Noise 4).
- aa. All window openings on the west, north and east facades in residential units located adjacent to Del Paso Road shall be constructed with windows rated STC 30 or better (as referenced in Mitigation Measure Noise 5).
- bb. In the event that any prehistoric subsurface archeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during construction-related earth-moving activities, all work within 50 meters of the resources shall be halted, and the City shall consult with a qualified archeologist to assess the significance of the find. Archeological test excavations shall be conducted by a qualified

archeologist to aid in determining the nature and integrity of the find. If the find is determined to be significant by the qualified archeologist, representatives of the City and the qualified archeologist shall coordinate to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation. In addition, a report shall be prepared by the qualified archeologist according to current professional standards (as referenced in Mitigation Measure Cultural Resources 1)

- cc If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives

If Native American archeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archeologists, who are certified by the Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and Native American representatives, who are approved by the local Native American community as scholars of the cultural traditions

In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements (as referenced in Mitigation Measure Cultural Resources 2).

- dd If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find, and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-interment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have taken place (as referenced in Mitigation Measure Cultural Resources 3).

- J. The Tentative Subdivision Map to subdivide 144.6± acres into 638± single-family lots, 1 medium density multi-family lot (condominium), 1 high density multi-family lot, 1 recreation center lot, 1 park lot, 1 employment center lot, 1 light industrial lot, 1 detention basin lot, 12 landscape corridor lots, and 15 private alley/street lots is hereby approved subject to the following conditions:

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P05-129). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.**

The applicant shall satisfy each of the following conditions prior to filing the Final (Parcel) Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied:

**GENERAL: All Projects**

- J1. In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments (if any), Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments (if any), Zoning changes, and the Development Agreement.
- J2. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements, which may be required in order to implement this condition.
- J3. Execute a Development Agreement to the satisfaction of the City of Sacramento. Comply with and meet all requirements of said agreement
- J4. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P05-129) to the satisfaction of the Planning Director and Development Engineering Division
- J5. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P05-129).
- J6. The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.
- J7. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.
- J8. Show all existing and proposed/required easements on the Final Map.
- J9. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to and reserved from all Parcels within village 5 (Cluster Lots), at no cost, at the time of sale or other conveyance of any parcel within village 5 (Cluster Lots).
- J10. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City. Excepting Lot F which is a joint use Bike Trail, 69kV corridor and sewer easement Lot F by its nature will have encumbrances/restrictions on it

- J11 Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Development Engineering and Finance Division after consultation with the U.S. Postal Service.
- J12 Prior to the recordation of any phase of the Final Map the corresponding phase of the Master Parcel Map must be recorded
- J13 Multiple Final Maps may be recorded. Prior to recordation of any Final Map all infrastructure/improvements necessary for the respective Final Map must be in place to the satisfaction of the Department of Utilities, and the Development Engineering Division.
- J14. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Development Engineering Division, Plan Check Engineer at 808-7915 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

**Development Engineering and Finance Division: Streets**

- J15 Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.
- J16. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48 110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the City. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.
- J17 Dedicate and construct all internal subdivision streets in accordance with the right-of-ways and cross-sections shown on the Tentative Map approved for this project.
- J18. Dedicate and construct Gateway Park Boulevard to a North Natomas 4-lane street standard (half-street improvements only). Landscaping of the existing median is required to the satisfaction of the Development Engineering division.
- J19. Construct/reconstruct the Gateway Park Boulevard Bridge over the C-1 canal to the satisfaction of the Development Engineering Division. Actual construction timing for the construction of the bridge shall be determined by Development Engineering based on overall site trip generation. However, design and security to the satisfaction of Development Engineering shall be required prior to the recordation of the Final; Map.

- J20. Dedicate and construct Del Paso Road to a North Natomas 6-lane street standard (half street only) adjacent to the subject site.
- J21. Streets adjacent to schools and parks shall be expanded or designed to allow parking adjacent to said school or park to the satisfaction of the Development Engineering Division
- J22. Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Development Engineering and Finance Division and the Fire Department. Dead end streets must be less than 500' in length and must include a turn-around approved by the Development Engineering and Finance Division and Fire Department. Certain exceptions may be considered by the Development Engineering and Finance Division and the Fire Department on a case-by-case basis;
- J23. The City may, at its discretion, require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, traffic circles, intersection portals, chicanes, speed humps, additional 4-way intersections, etc. Speed humps will be required on certain streets adjacent to school/park combinations, as determined by the Development Engineering Division in cooperation with the Department of Transportation.
- J24. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division;
- J25. Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the Development Engineering and Finance Division:
- a. Del Paso Road/C Street
  - b. Del Paso Road/L Street
  - c. Del Paso Road/Black Rock Road
  - d. Gateway Park Boulevard/Terracina Drive
- J26. Developer is required to install permanent street signs to the satisfaction of the Development Engineering Division.
- J27. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Development Engineering Division. The center lines of such streets shall be aligned;
- J28. Construct traffic signals/roundabouts at the following intersections as required by the Development Engineering Division (if not already in place):
- a. Gateway Park Boulevard/Terracina Drive(Traffic Signal)

- b. Terracina Drive/M Street/W Street (roundabout)
- c. Black Rock Road/M Street (roundabout)

**NOTE:** The Development Engineering and Finance Division shall determine the need for signals, based on CalTrans signal warrants and known pending development projects prior to the issuance of any building permit. If required, signals shall be constructed as part of the public improvements for the Special Permit. Signal design and construction shall be to the satisfaction of the Development Engineering and Finance Division and may be subject to reimbursement as set forth in the Development Agreement. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of the Department of Transportation.

- J29. The applicant shall submit a signal design concept report (SCDR) per section 15 18 of the Cities Design and Procedures Manual to the Development Engineering and Finance Division for review and approval prior to the submittal of any improvement plans involving traffic signal work. The SCDR provides crucial geometric information for signal design and should be started as early as possible to avoid delays during the plan check process.
- J30. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit
- J31. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Development Engineering and Finance Division.

**PRIVATE/PUBLIC UTILITIES:**

**SMUD**

**Villages 1,2,3,4,& 6**

- J32. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street rights of ways.
- J33. Dedicate a 10.0 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street rights of ways with Lots backing on to alleys.
- J34. Dedicate a 5.0 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public alley rights of ways.
- J35. Dedicate a 3'0"X8'0" notch as a public utility easement (PUE) for underground facilities and appurtenances at all property lines adjacent to all alleys that do not have driveways back to back.
- J36. Dedicate Lot F, the landscape corridor as public utility easement (PUE) for underground and overhead facilities and appurtenances
- J37. The owner /developer must disclose to future/potential owners the existing and proposed 69kV electrical facilities.

## Village 5

- J38 Dedicate any private roadways and 10 feet adjacent thereto as public utility easement (PUE) for underground facilities and appurtenances
- J39 Dedicate any private driveways and 3 feet adjacent thereto as public utility easement (PUE) for underground facilities and appurtenances

## **CSD-1**

- J40 Connection to the District's sewer system shall be required to the satisfaction of CSD-1 Sacramento County Improvement Standards apply to sewer construction.
- J41. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required. All sewer lines carrying waste waters from two or more buildings or sewer sources shall be 8-inch collectors in public easements or rights-of-way
- J42. Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system
- J43. Sewer service laterals will not be permitted to connect directly to the 15-inch diameter trunk sewer line currently in the south portion of the project or to its final realignment. Parallel collector sewer will be required.
- J44 The design of the proposed realignment of the existing 15" trunk sewer line on the subject property will require CSD-1 approval prior to approval of improvement plans.
- J45. CSD-1 shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to CSD-1, which ever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the Districts' "Minimum Sewer Study Requirements" of June 15, 2005. The study shall be done on a no "Shed-Shift" basis unless approved by the District in advance and in compliance with Sacramento County Improvement Standards.
- J46. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.
- J47. CSD-1 will provide maintenance only in public right-of-ways and in 20-foot wide or wider easements dedicated to CSD-1. The Homeowners Association By-Laws or project association Conditions, Covenants and Restrictions (CC&R's), shall include a provision to repair and/or replace all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations. Additionally, any parcel on the subject property which is not included in said association(s) shall be responsible for repair and/or replace all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations. In addition, said maintenance requirement(s) shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land

transfers and divisions and by language approved by the District. It shall also be shown on the Final Map in like language, and where applicable in the attendant Real Estate Commissioners Public Report. Surface enhancements include, but are not limited to, non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances

- J48 CSD-1 requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc ). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.
- J49. All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer service.
- J50 Private drives shall have structural street sections that meet City of Sacramento Improvement Standards. This will prevent pavement damage by CSD-1 maintenance and repair operations.

#### CITY UTILITIES:

- J51 Prior to submittal of improvement plans, prepare a project specific drainage study for review and approval by the Department of Utilities (DOU). The 10-year and 100-year HGL's for this study shall be calculated using the City's SWMM model. The basin shall be designed and constructed for flood control and water quality treatment. The flood control volume shall be established using the 100 year – 10 day storm and the 100 year – 24 hour storm. Contact the DOU for the design criteria. Drain inlets shall be 6- inches above the 10-year HGL. Building pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the controlling overland flow release elevation. Finished floor elevations shall be a minimum of 1.5 feet above the 100-year HGL and 1.8 feet above the controlling overland flow release elevation. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City's Design Procedures Manual. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project. The applicant shall obtain in writing from Reclamation District 1000 (RD 1000) the allowable discharge (cfs/acre) into the C1 Drainage Canal. This information will be used to size the detention/water quality basin and the pump station.
- J52. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Street grades within the project shall be designed to overland release to the detention/water quality basin.
- J53 Prior to the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required

for this project. Contact the DOU for the pressure boundary conditions to be used in the water study.

- J54. Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual
- J55. Construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in Del Paso Road, Gateway Park Boulevard, Black Rock Road, Striker Avenue, Terracina Drive, Streets A through X, and all other internal streets shown on the Tentative Subdivision Map. The construction shall be to the satisfaction of the DOU and Sacramento County Sanitation District No. 1 (CSD-1).
- J56. Construct water services and meters, storm drain stubs and sanitary sewer stubs for Lot D (Park). The construction shall be to the satisfaction of the DOU and the Parks Department.
- J57. Construct access ramps to RD 1000 canal as required by RD 1000. The construction shall be to the satisfaction of RD 1000. Dedicate to the satisfaction of RD 1000 access easements for the access ramps.
- J58. The proposed development is located within the RD 1000. The applicant shall comply with all RD 1000 requirements.
- J59. Any use of RD 1000 easements will require an agreement and/or approval with RD 1000. This will affect site design and should be considered early in the planning process.
- J60. Per Sacramento City Code, water meters shall be located at the point of service, which is located at the back of curb for separated sidewalks or the back of walk for connected sidewalks.
- J61. Place a 2-inch (minimum) Sch. 40 PVC sleeve under the sidewalks for each single-family lot along all streets with separated curb and sidewalk for irrigation of the landscape planter. Sleeves shall be placed prior to construction of sidewalks. The developer may construct and install a centralized landscape irrigation system in lieu of the 2-inch sleeve subject to the review and approval of the Department of Utility.
- J62. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).
- J63. Water meter boxes located in driveways shall be as follows: (1) for 1-inch domestic water service, Christy traffic box B1324 (H/20 loading) with reading lid B1324-61GH and (2) for 1.5-inch domestic water service, Christy traffic box B1730 (H/20 loading) with reading lid B1730-51G.
- J64. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the DOU.

- J65. Water, drainage and sewer facilities located within private driveways shall be private facilities maintained by the homeowner, HOA or a privately funded maintenance district. Private easements shall be dedicated for these facilities.
- J66. Public and private streets shall have a minimum paved width of 25-feet from lip of gutter to lip of gutter and shall be constructed to City standards.
- J67. Private alleys with public maintained water and sanitary sewer systems shall have a minimum paved AC (asphalt concrete) width of 22 feet and shall have a concrete v-gutter drain in the center of the alley to provide surface drainage. No public drainage pipes shall be located within these alleys. The Home Owners Association (HOA) or a privately funded maintenance district shall maintain alley pavement and v-gutters.
- J68. Surface and subsurface drainage facilities located within Alleys that do not contain water and sewer facilities shall be private facilities maintained by a homeowners association (HOA) or a privately funded maintenance district. Private easements shall be dedicated for these facilities. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.
- J69. The proposed development is located within CSD-1. Satisfy all CSD-1 requirements.
- J70. Provide standard subdivision improvements per Section 16 48 110 of the City Code. Construct water, sewer, and drainage facilities to the satisfaction of the DOU. Off-site main extensions may be required.
- J71. Properly abandon under permit, from the Sacramento County Environmental Health Division, any well or septic system located on the property.
- J72. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- J73. This project is greater than 1 acre in area; therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from [www.swrcb.ca.gov/stormstr/construction.html](http://www.swrcb.ca.gov/stormstr/construction.html). The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
- J74. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

- J75. All existing easements and all existing right-of-ways shall be shown on the Final Map
- J76. Dedicate all necessary easements, right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements.
- J77. Construct storm water pump station and detention/water quality basin within Lot F. The pump station and basin shall be sized to collect runoff from the entire project (approximately 146 acres). Provide landscaping and irrigation system for Lot F including the basin and pump station per City of Sacramento Storm Drainage Design Standards Sections 11.5 and 11.6. The construction and landscaping shall be to the satisfaction of the DOU. A separate set of improvement plans shall be prepared for the storm drain pump station and the detention/water quality basin
- J78. The applicant is responsible for obtaining all necessary permits and approvals from federal, state and local agencies, including RD 1000 and SAFCA for the construction of the storm drain pump station and the detention/water quality basin. **The governing agencies may have a set back requirement from the existing levees, which may affect the street and lot configuration for the project. This may affect lot yield. The applicant is encouraged to contact the governing agencies early in the planning process.**
- J79. Dedicate, as an IOD in fee title and at no cost to the City, Lot E for a storm water pump station and a detention/water quality basin. The dedication and dimensions of Lot E shall be to the satisfaction of the DOU
- J80. The subdivision shall be annexed into the City of Sacramento Neighborhood Water Quality District, which provides for maintenance of the landscaping and irrigation within Lot E including the flood control/water quality basin.
- J81. If required by the DOU, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage, water and sanitary sewer at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book\_\_\_\_, Page\_\_\_\_)."
- J82. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel or lot. Excess services shall be abandoned to the satisfaction of the DOU.
- J83. Where a parcel is developed for condominiums:
- a. Any new domestic water services shall be metered. A single domestic water service is required for the condominium parcel and a separate single domestic water service is required for clubhouse and pool area.
  - b. The condominium parcel shall have a separate street tap for a metered domestic water service
  - c. The clubhouse and pool area shall have a separate street tap for a metered domestic water service.
  - d. Common area landscaping shall have a separate street tap for a metered irrigation service.

- e. Prior to the initiation of any water, sanitary sewer or storm drainage services to the condominium project, an ownership association shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of sanitary sewer, water and storm drainage facilities within the condominium project. The onsite water, sewer and storm drain systems shall be private systems maintained by the association. The C.C.& R.s shall authorize the association to contract on behalf of all owners within the condominium project for sanitary sewer, water and storm drainage services for the condominium units, common area(s) and all other areas within the condominium project
- f. Prior to the initiation of any water, sanitary sewer or storm drainage services to the condominium project, the owner(s) and ownership association shall enter into a utility service agreement with the City to receive such utility services at points of service designated by the DOU, provided that such agreement shall not apply to sanitary sewer service provided by CSD-1 instead of the City. Such agreement shall provide, among other requirements, for payment of all charges for the condominium project's water, sanitary sewer (if provided by City) and storm drainage services, shall authorize discontinuance of utility services at the City's point(s) of service in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements of the City, shall require sub-metering of water service to the condominium units if requested by the DOU or required by any other government agency, and shall be in a form approved by the City Attorney.
- g. The project shall provide for sub-metering of all the condominium units consistent with the Utility Service Agreement. The sub-metering shall be to the satisfaction of the DOU.
- h. Multiple fire services are allowed per parcel and may be required. The owner(s) and ownership association shall comply with all applicable requirements of Title 13 of the Sacramento City Code governing the provision of City utility service.

J84. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is served by a regional water quality control facility, only source control measures are required. Within the proposed multi-family residential development, specific source controls are required for (1) vehicle/equipment wash areas, and (2) waste management areas. Storm drain message and signage is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest edition of the "Guidance Manual for On Site Stormwater Quality Control Measures" for appropriate source control measures.

**PPDD: Parks**

J85. **Park Dedication – IOD:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall provide on City's form an Irrevocable offer of dedication (IOD) of the parks sites identified on the tentative map as Lot(s)D, comprising 11.4+/- net acres. At the time of delivery of the IOD, the applicant shall enter into an Agreement with the City to (1) provide to City a title report demonstrating that it holds full and clear title to Lot(s)D, including all interests necessary for maintenance and access; (2) provide a Phase 1 environmental site assessment of Lot(s)D; (3) if the environmental site assessment identifies any physical conditions or defects in Lot(s) D which would interfere with its intended use as a park, as determined by PPDD in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to

the satisfaction of PPDD; and (4) take all actions necessary to ensure that Lot(s) D are free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with Lot(s) D

J86. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note

J87. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment )

J88. **Improvements:** The applicant shall construct the following public improvements prior to and as a condition of City's acceptance of the park/parkway site(s):

- a. Full street improvements for Lot(s) D including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.
- b. A concrete sidewalk and vertical curb along all street frontages that open onto Lot(s) D. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDD.
- c. Post-and-cable fencing between residential uses and any adjacent open space area as approved by PPDD. Refer to PPDD Post and Cable detail and specification.
- d. A twelve inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at Parcel(s) D at a location approved by PPDD for future service. Number of stubs and locations to be approved by PPDD. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.
- e. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to Parcel(s) D, quantity and location as approved by PPDD. The irrigation water tap shall be 4 inches for parkland 4 acres and over, and 2-1/2 inches for parkland less than 4 acres; and the domestic water tap shall be 1 inch. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.
- f. A ten-foot (10') wide driveway into Parcel(s) D at a location approved by PPDD. The driveway is to provide future maintenance access to the park.

- g. The Applicant shall rough grade Parcel(s) D as required by City Code to provide positive drainage as approved by PPDD
- J89. **Site Plan:** The applicant shall submit a site plan and electronic file showing the location of all utilities on the park/parkway sites to the PPDD for review and approval
- J90. **Design Coordination for PUE's and Facilities:** If a 12.5 foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of-way contiguous to Lot(s) D or an existing park site, the applicant shall coordinate with PPDD and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) and to best accommodate future park improvements. The applicant shall facilitate a meeting(s) with SMUD and PPDD prior to SMUD's facilities coordinating meeting for the project
- J91. **Multi-Use Trail:** A multi-use trail and adjacent landscaping shall be dedicated and constructed as specified below and in compliance with the PPDD "Multi-Use Trail Design Guidelines" available by contacting PPDD
- a. Location and width of trail: The trail shall be located adjacent to the drainage canal on the southern edge of the project site.
- J92. **Park Dedication – IOD:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall provide on City's form an irrevocable offer of dedication (IOD) of the trail sites identified on the tentative map as Lot F, comprising +/-1.7 net acres. At the time of delivery of the IOD, the applicant shall enter into an Agreement with the City to (1) provide to City a title report demonstrating that it holds full and clear title to Lot(s) F, including all interests necessary for maintenance and access; (2) provide a Phase 1 environmental site assessment of Lot(s) F; (3) if the environmental site assessment identifies any physical conditions or defects in Lot(s) F which would interfere with its intended use as a park, as determined by PPDD in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDD; and (4) take all actions necessary to ensure that Lot(s) F are free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with Lot(s) F.
- J93. Full street improvements for Lot(s) F including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site
- J94. A concrete sidewalk and vertical curb along all street frontages that open onto Lot(s) F. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDD.
- J95. The Applicant shall rough grade Parcel(s) F as required by City Code to provide positive drainage as approved by PPDD.
- J96. The multi-use trail shall be dedicated as approved by PPDD. At the time of dedication, the applicant shall take all actions necessary to ensure that the multi-use trail is free and clear

of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with the multi-use trail.

- J97. The applicant shall submit and obtain PPDD approval of the alignment and design of the multi-use trail prior to submitting improvement plans for the trail.
- J98. The proposed multi-use trail shall comply with Class I bike trail standards, including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. The trail shall be 12' of asphalt concrete paving, with clear, graded shoulders that are a minimum of 2' in width. Shoulders should be decomposed granite or an alternate material approved by PPDD. Pavement sections shall be 3" minimum asphaltic concrete over 6" min of aggregate base, with a centerline stripe (refer to PPDD Trail detail and specification).
- J99. Vehicular access controls shall be placed at the entrance to all access points to the trail (refer to PPDD details and specifications for approved designs).
- J100. Wherever possible and as approved by PPDD and the Department of Utilities, multi-use trails shall be designed as joint-use with utility service roads utilizing the service roads aggregate base as the trail's aggregate base course. Applicant shall design the pavement to meet all required design loads.
- J101. Where a multi-use trail is located adjacent to any embankment with a greater than 4:1 slope, the Applicant shall, at his expense, install a post-and-cable fence along the top of the embankment, between the embankment and the multi-use trail.
- J102. The Applicant shall disclose the location of the planned multi-use trail to all future/potential owners of parcels within the subdivision.
- J103. **Turn Key Park Development:** If the Applicant desires to construct a turnkey park, the Applicant shall notify PPDD in writing no later than approval of the tentative subdivision map for the project and shall enter into a City standard turn key park construction agreement to construct the park improvements to the satisfaction of the City's PPDD. The park construction agreement shall address (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City's Park Impact Fee (PIF) that would be payable as a condition of issuance of building permits for the dwelling units to be constructed in the subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

#### **SPECIAL DISTRICTS: Assessment Districts**

- J104. Dedicate to the City those areas identified on the Tentative Subdivision Map as Landscape Corridors (Lot H, Lot I, Lot J and Lot P), and Open Space areas. Annex the project area to

the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping, irrigation and masonry walls or wood fences in dedicated easements or rights of way, to the satisfaction of the Development Engineering and Finance Division, and the Planning Division. Acceptance of the required landscaping, irrigation and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Development Engineering and Finance Division. The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls or fences.

**FIRE:**

- J105. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Hydrant spacing shall be decreased where cluster products are used. Average spacing between hydrants shall be 400 feet. Regardless of the average spacing, fire hydrants shall be located such that all property frontages are within 250 feet of a hydrant.

**MISCELLANEOUS:**

- J106. City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Division requirements;
- J107. Prior to recordation of the first final map, the property owner and/or developer shall, pursuant to Section 17.190 110(C)(6) of the City Code, be required to execute and record an Inclusionary Housing Agreement, acceptable to the property owner and the Sacramento Housing and Redevelopment Agency (SHRA)(with the advice of the Planning Director) that runs with the land against the real property of the residential project
- J108. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P05-129) and as listed below:
- a. The construction contractor will provide the City of Sacramento and SMAQMD with a plan for approval demonstrating that heavy-duty (>50 horsepower) off-road vehicles to be used will achieve a project wide fleet average of 20 percent NOx reduction and 45 percent PM reduction compared to the most recent CARB fleet average at the time of construction. Off-road vehicles include owned, leased, and subcontractor vehicles. The project contractor will submit to the City of Sacramento and SMAQMD a comprehensive inventory of all off-road construction equipment (> 50 horsepower) that will be used for a total of 40 hours or more during any portion of the project. The inventory will include the horsepower rating, engine production year, and projected hours of use or fuel requirements for each piece of equipment. At least 48-hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, name and phone number of the project manager, and on-site foreman (as referenced in Mitigation Measure Air Quality 1).
  - b. The project contractor shall ensure that emissions from off-road diesel powered equipment used on site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed the 40 percent opacity (or

Ringelmann 2 0) shall be repaired immediately, and the City of Sacramento AND SMAQMD shall be notified within 48-hours of identification of noncompliant equipment. The project contractor shall insure that a visual survey of all in-operation equipment is made at least weekly, and a monthly summary of the visual survey results shall be submitted by the contractor to the City of Sacramento and to SMAQMD throughout the duration of the project (except for 30-day periods of inactivity). The monthly summary shall include the quantity and type of vehicles surveyed, and the date of each survey (as referenced in Mitigation Measure Air Quality 2)

- c. Construction equipment will utilize the Best Available Technology (BAT) so as to minimize vehicle emissions to the extent possible. This may include the use of diesel particulate filters and cooled exhaust gas recirculation or equivalent measures on all off-road and on-road diesel equipment in the construction phase of the project. The project proponent will review amendments to CARB and SMAQMD regulations and City of Sacramento ordinances during construction, and comply immediately with newly adopted regulations, including those for equipment idling, which would reduce the cumulative release of pollutants (as referenced in Mitigation Measure Air Quality 3).
- d. Coordinate with the SMAQMD for payment of fees into the Heavy-Duty Low-Emission Vehicle Program designed to reduce construction related emissions within the region. Fees shall be paid based upon the SMAQMD District Fee of \$13,600/ton of NOx emissions generated. This fee shall be paid prior to issuance of building permits. Based upon the URBEMIS emissions data and the SMAQMD's mitigation fee calculator, the expected payment for remaining construction related NOx emissions over the significance threshold will be \$48,416.00. If the projected construction equipment or phases change, the applicant shall coordinate with the SMAQMD to determine if the mitigation fee needs to be re-calculated. During construction of the proposed improvements, grading activities have the potential to result in the generation of significant amounts of fugitive dust that could potentially expose sensitive receptors to criteria pollutants unless mitigated. **Mitigation Measures AQ-5 through AQ-8** will reduce these impacts to a less than significant level (as referenced in Mitigation Measure Air Quality 4).
- e. During clearing, grading, earth-moving, or excavation operations, fugitive dust emissions shall be controlled by watering exposed surfaces 2 times per day, watering haul roads 3 times per day or paving of construction roads, or other dust-preventive measures (as referenced in Mitigation Measure Air Quality 5).
- f. All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 20 mph averaged over 1 hour (as referenced in Mitigation Measure Air Quality 6).
- g. Any portions of the construction site that remains inactive longer than a period of 3 months shall be reestablished with ground cover through seeding and watering. Alternatively, non-toxic soil stabilizers shall be applied to all inactive construction areas in accordance with manufacture's specifications (as referenced in Mitigation Measure Air Quality 7).

- h. All vehicles hauling dirt, sand, soil or other loose material shall be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114 (as referenced in Mitigation Measure Air Quality 8).
- i. Prior to groundbreaking, the project proponent will coordinate with the SMAQMD and the City of Sacramento and develop a project Air Quality Mitigation Plan designed to reduce area source and operational NOx emissions by 20%. Some examples of project specific operational mitigation include bicycle/pedestrian transit features that promote alternative transportation use, mixed land uses including parks and schools within ¼ mile of residential uses, and promotion of electric landscaping equipment (as referenced in Mitigation Measure Air Quality 9).
- j. Coordinate with the SMAQMD for payment of fees into the Heavy-Duty Low-Emission Vehicle Program designed to reduce emissions within the region. SMAQMD calculates the mitigation fee for these remaining operational emissions by multiplying the NOx lbs/day over the threshold by 365 days (one year of emissions), determining the total project NOx over the threshold in tons, and multiplying that overage by the Carl Moyer Program standard of \$13,600 per ton. This fee shall be paid prior to issuance of building permits. Based upon the URBEMIS emissions data and the SMAQMD's mitigation fee calculator, the expected payment for remaining operational NOx emissions over the significance threshold will be \$142,122. If the projected operational emissions change, the applicant shall coordinate with the SMAQMD to determine if the mitigation fee needs to be re-calculated (as referenced in Mitigation Measure Air Quality 10).
- k. The applicant shall pay its fair share of the installation of a traffic signal at the Del Paso Road/I-5 Southbound Ramps intersection (as referenced in Mitigation Measure Traffic 1).
- l. The applicant shall pay its fair share of the installation of a traffic signal at the Del Paso Road/I-5 Northbound Ramps intersection (as referenced in Mitigation Measure Traffic 2).
- m. The applicant shall pay the cost of modifying the signal timing at the Del Paso Road/Truxel Road/Natomas Boulevard intersection to extend the maximum green time for the eastbound left-turn movement and pay traffic impact fees or a fair share of the cost for planned improvements to provide dual eastbound left turn lanes at the intersection (as referenced in Mitigation Measure Traffic 3).
- n. The applicant shall install a traffic signal at the Terracina Drive/Gateway Park Boulevard intersection and provide the following lane configurations:
  - o Northbound: Provide a left-turn lane (150 feet), two through lanes, and a right-turn lane
  - o Southbound: Provide a left-turn lane (250 feet), two through lanes, and a right-turn lane
  - o Eastbound: Maintain the existing approach lanes (a shared left/through/right)

- o Westbound: Provide a shared left-turn/through lane and a separate right-turn lane (as referenced in Mitigation Measure Traffic 4)
- o. The project applicant / developer shall complete the pre-construction surveys for potential special-status species not less than 30 days or more than 6 months prior to construction activities in accordance with the 2003 NBHCP. The pre-construction survey shall be conducted by a qualified biologist, botanist, or related expert. The site will be surveyed for giant garter snake, Swainson's hawk, and burrowing owl (as referenced in Mitigation Measure Biological Resources 1).
- p. The project applicant / developer shall further: (i) comply with all requirements of the 2003 NBHCP, together with any additional requirements specified in the NNCP EIR; (ii) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (iii) comply with all conditions of the ITPs issued by the USFWS and CDFG (as referenced in Mitigation Measure Biological Resources 2).
- q. For sites that contain GGS habitat, the project area will be surveyed for the presence of GGS no more than 24 hours prior to the start of construction activities (site preparation or grading). If construction activities stop for a period of two weeks or more a new GGS survey will be completed no more than 24 hours prior to resuming these activities. Clearing will be confined to the minimal area necessary to facilitate construction activities. GGS habitat within and adjacent to the project site will be designated with flags as an "Environmentally Sensitive Area" to ensure avoidance by construction personnel. The project developer will ensure all construction personnel associated with the project are alerted to the location of the protected habitat (as referenced in Mitigation Measure Biological Resources 3)
- r. Construction personnel conducting site preparation and grading operations will receive environmental awareness training that is approved by USFWS. This training will provide workers on instructions for identifying GGS and their habitat, and the procedures to follow if GGS is encountered on site during construction activities. At this time an on-site biological monitor will be selected in accordance with U.S. Fish and Wildlife Service requirements (as referenced in Mitigation Measure Biological Resources 4).
- s. If a live GGS is found during construction activities, the USFWS and the assigned biological monitor will immediately be notified. Escape routes for giant garter snake should be determined in advance of construction, and flagged for easy identification. The biological monitor or his/her assignee shall do the following:  
  

Stop construction in the vicinity of the snake. Monitor the snake and allow it to leave the area on its own. The monitor should remain in the area for the remainder of the work day to ensure the snake is not harmed, or if it does leave the site, that it does not return. Escape routes for the snake should be determined in advance of construction and snakes should be allowed to leave on their own. If the snake does not leave within one working day, further consultation with USFWS is required (as referenced in Mitigation Measure Biological Resources 5).
- t. GGS may use fill or construction debris as an over-wintering site. Upon completion of construction activities all excess fill and/or construction debris will be removed

from the site. If the material is located near undisturbed GGS habitat, it will be removed between October 1 and April 30, and inspected by a qualified biologist to ensure that GGS is not using the material for hibernation.

Material that could entangle snakes (i.e. plastic, monofilament, jute, or similar erosion control matting) will not be placed within 200 feet of snake aquatic habitat. Substitutions for these materials include coconut coir matting, tactified hydroseeding compounds or other materials approved by the USFWS (as referenced in Mitigation Measure Biological Resources 6).

- u. If burrowing owls are found to be using the site for foraging or nesting, a program for removal will be agreed to by the City of Sacramento and the developer prior to initiation of any physical disturbance on the site. USFWS and CDFG shall be contacted regarding suitable mitigation, which may include a 300-foot buffer from the nest site during the breeding season (February 1 – August 31), or a relocation effort for the owls if: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If relocation of the owls is approved for the site by USFWS or CDFG, a qualified biologist will prepare a plan for relocating the owls to a suitable site.
- v. If on-site avoidance is required, the location of the buffer zone will be determined by a qualified biologist. The buffer zone shall be marked with yellow caution tape, stakes, or temporary fencing, and maintained throughout the construction period (as referenced in Mitigation Measure Biological Resources 7).
- w. Prior to issuance of a building permit for any building proposed for construction in the Employment Center zone shall submit a noise analysis that identifies the noise exposure due to traffic, and the noise that could be generated by the proposed use. The analysis shall identify any noise reduction requirements and noise insulation that is needed to ensure that the interior spaces shall not be exposed to noise in excess of 45 dB  $L_{dn}$ . The noise analysis shall identify any design or site modifications that are required to avoid generation of noise that would exceed 60 dB  $L_{dn}$  at the property line (as referenced in Mitigation Measure Noise 1).
- x. Prior to issuance of a building permit for any building proposed for construction in the Employment Center zone shall submit a noise analysis that identifies any design or site modifications that are required to avoid generation of noise that would exceed 60 dB  $L_{dn}$  at the property line (as referenced in Mitigation Measure Noise 2).
- y. Prior to issuance of any residential occupancy permit, the applicant shall construct a barrier 9 feet in height at the property line of residences adjacent to del Paso Road, and 6 feet in height at the property line of residences adjacent to Gateway Park Boulevard. The height of the barrier shall be measured relative to the building pad height of the respective parcels. Barrier materials shall be restricted to concrete or masonry block, precast concrete, earthen berm or any combination thereof. Any other proposed material shall be submitted for approval with a report from an acoustical consultant describing the properties of the proposed material and the efficiency of noise reduction compared to the permitted materials (as referenced in Mitigation Measure Noise 3).

- z All residential units shall be equipped with air conditioning sufficient to adequately cool the residential unit in summer conditions with doors and windows closed (as referenced in Mitigation Measure Noise 4)
- aa. All window openings on the west, north and east facades in residential units located adjacent to Del Paso Road shall be constructed with windows rated STC 30 or better (as referenced in Mitigation Measure Noise 5).
- bb In the event that any prehistoric subsurface archeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during construction-related earth-moving activities, all work within 50 meters of the resources shall be halted, and the City shall consult with a qualified archeologist to assess the significance of the find. Archeological test excavations shall be conducted by a qualified archeologist to aid in determining the nature and integrity of the find. If the find is determined to be significant by the qualified archeologist, representatives of the City and the qualified archeologist shall coordinate to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation. In addition, a report shall be prepared by the qualified archeologist according to current professional standards (as referenced in Mitigation Measure Cultural Resources 1)
- cc. If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives.

If Native American archeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archeologists, who are certified by the Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and Native American representatives, who are approved by the local Native American community as scholars of the cultural traditions

In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements (as referenced in Mitigation Measure Cultural Resources 2).

- dd If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find, and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-interment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have taken place (as referenced in Mitigation Measure Cultural Resources 3)

K. The Subdivision Modification for private alleys is hereby approved subject to the following conditions of approval:

- K1 The applicant shall comply with the conditions of approval of the Tentative Subdivision Map (P05-129)
  - K2. Dedicate and construct all alley ways & drive aisles in accordance with the cross-sections (not structural section) shown on the Tentative Map. Improvements shall include concrete pavement and lighting, to the satisfaction of the Development Services Department. Parking within the alleys shall be restricted, which shall include the placement of appropriate signage/stripping
  - K3 To facilitate maintenance of any alleys and/or drive aisles which are not paved with concrete, if accepted by the City, the applicant shall provide a funding mechanism acceptable to the City to fully cover the cost of maintaining the alleys and street lighting adjacent to the alleys in perpetuity.
  - K4. Dedicate a 5' Public Utility Easement (PUE) adjacent to both sides of the alleys and install City Standard Ornamental Street lighting inside the PUE's to the satisfaction of the Development Services Department.
- L The PUD Special Permit to develop four house plans on 164 cluster lots is hereby approved subject to the following conditions of approval:
- L1 Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
  - L2. Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.
  - L3. Unless specified by any condition below, this project shall be developed and constructed in full compliance with the Natomas Place PUD Guidelines and the Zoning Ordinance, as they apply.
  - L4 Plans shall be consistent with the elevations shown on Exhibits 12 and 13. The applicant shall provide a minimum of three elevations for each house plan. All three elevations shall be actively marketed and offered for sale with this subdivision.
  - L5. All of the house plans submitted and approved with this Special Permit shall be actively marketed and offered for sale within the subdivision/villages covered by this approval.
  - L6 Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.
  - L7. All building elevations submitted to the Planning and Building Department shall demonstrate compliance with roof pitch and enhancement requirements of the Natomas Place PUD Guidelines.
  - L8. Two plot plans shall be provided for each parcel, consistent with the approved Final Map, shall be submitted to Building Division demonstrating compliance with setbacks and lot coverage.

- L9. Setbacks shall comply with the Natomas Place PUD Guidelines for medium-density residential cluster products, as they apply.
- L10. The lot coverage shall not exceed 50 percent, consistent with the Sacramento City Code:
- L11. Enhanced side and rear elevations shall be required whenever either of those elevations faces a public street, school, park, canal, or other public space. This includes the street side elevation on all corner lots in the subdivision. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, as appropriate. On enhanced side and rear elevations, window treatments, rooflines, and materials shall match the front façade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.
- L12. None of the same house plans may be placed on more than two adjacent/consecutive lots, and shall be different elevations when adjacent. The applicant shall provide the Building Division with a map that indicates plan and elevation on adjacent lots.
- L13. On corner lots, the driveway shall be located away from the intersections of streets.
- L14. On corner lots, fencing shall start at or near the rear corner of the house
- L15. Roofing shall be as shown on plans.
- L16. Prior to building permit issuance for lots with zero lot lines, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a five (5) foot private access and maintenance easement shall be conveyed to and reserved for the lot adjacent to the zero lot line, at no cost, at the time of sale or other conveyance of either parcel.
- L17. The applicant shall submit for and receive approval (from the Alternative Modes Coordinator and the Planning Manager) for an Air Quality/Transportation Management Plan (AQ/TMP), prior to issuance of building permits.
- L18. Install two 15-gallon trees per lot frontage, with the average spacing of 30' on center, as measured along the entire length of the street.
- L19. Front landscaping and irrigation shall be provided and consistent with the PUD Guidelines.
- L20. On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side yard fence
- L21. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.
- L22. Walls and fences shall be consistent with the PUD Guidelines and shall conform to City standards for sight line requirements at the intersections and driveways.
- L23. Driveways shall comply with maximum paved area as permitted in the PUD Guidelines and Title 17 of the City Code.

- L24. Garages: Each house shall provide at least one garage space with minimum inside dimensions of 10 feet wide by 20 feet long, as required by Title 17 of the City Code
  - L25. Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Complex Special Permit.
  - L26. The applicant shall comply with the approved Mitigation Monitoring Plan (P05-129).
  - L27. This approval is for 164 lots within the proposed Natomas Place PUD (P05-129). Any increase in the number of lots or any modification to the location of the lots specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements.
  - L28. The applicant shall obtain all necessary building permits prior to the commencement of construction and building permits shall not be issued unless the Final Map has been approved
  - L29. Prior to the issuance of the 164<sup>th</sup> building permit for the project known as the cluster homes for Natomas Place (P05-129), or the first certificate of occupancy of final building permit for the project known as Natomas Place (P05-129), whichever comes first, the applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district. The purpose of the district is to equitably spread the cost of neighborhood parks maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon a hearing report, which specifies the tax rate and method or apportionment.
  - L30. The cluster lot private drives shall be constructed of concrete. The final finish of the "T" court paving shall be approved by the Planning Director prior to issuance of Building Permit.
  - L31. Sufficient space shall be maintained in the garage to provide parking.
- M. The PUD Special Permit to develop four house plans on 161 37' x 76.5' alley-loaded lots is hereby approved subject to the following conditions of approval:
- M1. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
  - M2. Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits
  - M3. Unless specified by any condition below, this project shall be developed and constructed in full compliance with the Natomas Place PUD Guidelines and the Zoning Ordinance, as they apply.
  - M4. Plans shall be consistent with the elevations shown on Exhibits 14 through 19
  - M5. All of the house plans submitted and approved with this Special Permit shall be actively marketed and offered for sale within the subdivision/villages covered by this approval

- M6 Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.
- M7. All building elevations submitted to the Planning and Building Department shall demonstrate compliance with roof pitch and enhancement requirements of the Natomas Place PUD Guidelines.
- M8. Two plot plans, consistent with the approved Final Map, shall be submitted to Building Division demonstrating compliance with setbacks and lot coverage
- M9. Setbacks, lot coverage, and building heights shall comply with the Natomas Place Planned Unit Development Guidelines
- M10 Enhanced side and rear elevations shall be required whenever either of those elevations faces an alley, public street, school, park, canal, or other public space. This includes the street side elevation on all corner lots in the subdivision. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, as appropriate. On enhanced side and rear elevations, window treatments, rooflines, and materials shall match the front façade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.
- M11. None of the same house plans may be placed on more than two adjacent/consecutive lots, and shall be different elevations when adjacent. The applicant shall provide the Building Division with a map that indicates plan and elevation on adjacent lots.
- M12. On corner lots, the driveway shall be located away from the intersections of streets.
- M13 On corner lots, fencing shall start at or near the rear corner of the house.
- M14 Roofing shall be as shown on plans
- M15 Prior to building permit issuance for lots with zero lot lines, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a five (5) foot private access and maintenance easement shall be conveyed to and reserved for the lot adjacent to the zero lot line, at no cost, at the time of sale or other conveyance of either parcel.
- M16. The applicant shall submit for and receive approval (from the Alternative Modes Coordinator and the Planning Manager) for an Air Quality/Transportation Management Plan (AQ/TMP), prior to issuance of building permits.
- M17. Install two 15-gallon trees per lot frontage, with the average spacing of 25' on center, as measured along the entire length of the street.
- M18 Front landscaping and irrigation shall be provided and consistent with the PUD Guidelines.
- M19 On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side yard fence

- M20 All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.
- M21 Walls and fences shall be consistent with the PUD Guidelines and shall conform to City standards for sight line requirements at the intersections and driveways.
- M22. Driveways shall comply with maximum paved area as permitted in the PUD Guidelines and Title 17 of the City Code.
- M23. Garages: Each house shall provide at least one garage space with minimum inside dimensions of 10 feet wide by 20 feet long, as required by Title 17 of the City Code
- M24 Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Complex Special Permit
- M25. The applicant shall comply with the approved Mitigation Monitoring Plan (P05-129)
- M26. This approval is for 161 lots within the proposed Natomas Place project (P05-129). Any increase in the number of lots or any modification to the location of the lots specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements.
- M27. The applicant shall obtain all necessary building permits prior to the commencement of construction and building permits shall not be issued unless the Final Map has been approved.
- M28 Prior to the issuance of the 161<sup>st</sup> building permit for the project known as Natomas Place (P05-129), or the first certificate of occupancy of final building permit for the project known as Natomas Place (P05-129), whichever comes first, the applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district. The purpose of the district is to equitably spread the cost of neighborhood parks maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon a hearing report, which specifies the tax rate and method or apportionment

N The PUD Special Permit to develop four house plans on 168 47' x 85' lots is hereby approved subject to the following conditions of approval:

- N1. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
- N2. Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.
- N3. Unless specified by any condition below, this project shall be developed and constructed in full compliance with the Natomas Place PUD Guidelines and the Zoning Ordinance, as they apply.
- N4. Plans shall be consistent with the elevations shown on Exhibits 20 through 23.

- N5. All of the house plans submitted and approved with this Special Permit shall be actively marketed and offered for sale within the subdivision/villages covered by this approval.
- N6. Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.
- N7. All building elevations submitted to the Planning and Building Department shall demonstrate compliance with roof pitch and enhancement requirements of the Natomas Place PUD Guidelines.
- N8. Two plot plans, consistent with the approved Final Map, shall be submitted to Building Division demonstrating compliance with setbacks and lot coverage.
- N9. Setbacks, lot coverage, and building heights shall comply with the Natomas Place Planned Unit Development Guidelines.
- N10. Enhanced side and rear elevations shall be required whenever either of those elevations faces an alley, public street, school, park, canal, or other public space. This includes the street side elevation on all corner lots in the subdivision. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, as appropriate. On enhanced side and rear elevations, window treatments, rooflines, and materials shall match the front façade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.
- N11. None of the same house plans may be placed on more than two adjacent/consecutive lots, and shall be different elevations when adjacent. The applicant shall provide the Building Division with a map that indicates plan and elevation on adjacent lots.
- N12. On corner lots, the driveway shall be located away from the intersections of streets
- N13. On corner lots, fencing shall start at or near the rear corner of the house
- N14. Roofing shall be as shown on plans.
- N15. Prior to building permit issuance for lots with zero lot lines, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a five (5) foot private access and maintenance easement shall be conveyed to and reserved for the lot adjacent to the zero lot line, at no cost, at the time of sale or other conveyance of either parcel.
- N16. The applicant shall submit for and receive approval (from the Alternative Modes Coordinator and the Planning Manager) for an Air Quality/Transportation Management Plan (AQ/TMP), prior to issuance of building permits
- N17.
- N18. Install two 15-gallon trees per lot frontage, with the average spacing of 25' on center, as measured along the entire length of the street.
- N19. Front landscaping and irrigation shall be provided and consistent with the PUD Guidelines

- N20. On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side yard fence.
- N21. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.
- N22. Walls and fences shall be consistent with the PUD Guidelines and shall conform to City standards for sight line requirements at the intersections and driveways.
- N23. Driveways shall comply with maximum paved area as permitted in the PUD Guidelines and Title 17 of the City Code.
- N24. Garages: Each house shall provide at least one garage space with minimum inside dimensions of 10 feet wide by 20 feet long, as required by Title 17 of the City Code
- N25. Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Complex Special Permit
- N26. The applicant shall comply with the approved Mitigation Monitoring Plan (P05-129).
- N27. This approval is for 161 lots within the proposed Natomas Place project (P05-129). Any increase in the number of lots or any modification to the location of the lots specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements
- N28. The applicant shall obtain all necessary building permits prior to the commencement of construction and building permits shall not be issued unless the Final Map has been approved
- N29. Prior to the issuance of the 161<sup>st</sup> building permit for the project known as Natomas Place (P05-129), or the first certificate of occupancy of final building permit for the project known as Natomas Place (P05-129), whichever comes first, the applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district. The purpose of the district is to equitably spread the cost of neighborhood parks maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon a hearing report, which specifies the tax rate and method or apportionment.

- O. The PUD Special Permit to develop four house plans on 145 45' x 102' lots is hereby approved subject to the following conditions of approval:
  - O1. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
  - O2. Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.

- O3. Unless specified by any condition below, this project shall be developed and constructed in full compliance with the Natomas Place PUD Guidelines and the Zoning Ordinance, as they apply.
- O4. Plans shall be consistent with the elevations shown on Exhibits 24 through 27
- O5. All of the house plans submitted and approved with this Special Permit shall be actively marketed and offered for sale within the subdivision/villages covered by this approval.
- O6. Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.
- O7. All building elevations submitted to the Planning and Building Department shall demonstrate compliance with roof pitch and enhancement requirements of the Natomas Place PUD Guidelines.
- O8. Two plot plans, consistent with the approved Final Map, shall be submitted to Building Division demonstrating compliance with setbacks and lot coverage.
- O9. Setbacks, lot coverage, and building heights shall comply with the Natomas Place Planned Unit Development Guidelines.
- O10. Enhanced side and rear elevations shall be required whenever either of those elevations faces an alley, public street, school, park, canal, or other public space. This includes the street side elevation on all corner lots in the subdivision. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, as appropriate. On enhanced side and rear elevations, window treatments, rooflines, and materials shall match the front façade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.
- O11. None of the same house plans may be placed on more than two adjacent/consecutive lots, and shall be different elevations when adjacent. The applicant shall provide the Building Division with a map that indicates plan and elevation on adjacent lots.
- O12. On corner lots, the driveway shall be located away from the intersections of streets
- O13. On corner lots, fencing shall start at or near the rear corner of the house.
- O14. Roofing shall be as shown on plans
- O15. Prior to building permit issuance for lots with zero lot lines, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a five (5) foot private access and maintenance easement shall be conveyed to and reserved for the lot adjacent to the zero lot line, at no cost, at the time of sale or other conveyance of either parcel.
- O16. The applicant shall submit for and receive approval (from the Alternative Modes Coordinator and the Planning Manager) for an Air Quality/Transportation Management Plan (AQ/TMP), prior to issuance of building permits.

- O17. Install two 15-gallon trees per lot frontage, with the average spacing of 25' on center, as measured along the entire length of the street
- O18. Front landscaping and irrigation shall be provided and consistent with the PUD Guidelines
- O19. On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side yard fence
- O20. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.
- O21. Walls and fences shall be consistent with the PUD Guidelines and shall conform to City standards for sight line requirements at the intersections and driveways.
- O22. Driveways shall comply with maximum paved area as permitted in the PUD Guidelines and Title 17 of the City Code
- O23. Garages: Each house shall provide at least one garage space with minimum inside dimensions of 10 feet wide by 20 feet long, as required by Title 17 of the City Code.
- O24. Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Complex Special Permit.
- O25. The applicant shall comply with the approved Mitigation Monitoring Plan (P05-129)
- O26. This approval is for 161 lots within the proposed Natomas Place project (P05-129) Any increase in the number of lots or any modification to the location of the lots specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements
- O27. The applicant shall obtain all necessary building permits prior to the commencement of construction and building permits shall not be issued unless the Final Map has been approved.
- O28. Prior to the issuance of the 161<sup>st</sup> building permit for the project known as Natomas Place (P05-129), or the first certificate of occupancy of final building permit for the project known as Natomas Place (P05-129), whichever comes first, the applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district. The purpose of the district is to equitably spread the cost of neighborhood parks maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon a hearing report, which specifies the tax rate and method or apportionment.

ADVISORY NOTES:

- 1. **Private Facility Credits:** City Code Chapter 16.64, Sections 16.64.100,110 and 120 address granting of private recreation facility credits. The city may grant credits for privately owned and maintained open space or local recreation facilities, or both, in planned developments as defined in Section 11003 of the Business and Professions Code,

condominiums as defined in Section 783 of the Civil Code, and other common interest developments. Such credit, if granted in acres, or comparable in lieu fees, shall not exceed twenty-five (25) percent of the dedication or fees, or both, otherwise required under this chapter and no more than five percent per category of open space or recreational facilities described in this Chapter under 16.64.100. Should the applicant elect to request City consideration of private facility credits the procedure outlined in 16.64.120 must be followed. Critical timing outlined in this Section includes:

- a. At the time of the hearing on the tentative subdivision map, the planning commission shall recommend to the city council whether a credit is to be given for private recreation facilities, unique natural and special features, or for any other reason provided in Section 16.64.100 of this chapter.
  - b. Open space covenants for private park or recreational facilities shall be submitted to the city council prior to approval of the final subdivision map or parcel map and shall be recorded contemporaneously with the final subdivision map (Prior code § 40.16.1612)
2. As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres".
  3. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.
  4. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
  5. Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$1,043,625. This is based on 638 single family and 231 condominium residential units and 128 (target) multi-family units and an average land value of \$687,500 per acre for the North Natomas Planning Area 10, plus an additional 20% for off-site park infrastructure improvements, less 11.4 net acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.
  6. Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$3,719,025. This is based on 638 single-family units at \$4,378 each, 231 condominium units and 128 multi-family units at \$2,579 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
  7. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.
  8. The Developer shall be responsible for maintenance (weed abatement) of IOD Lot (s) D until the time that the City records acceptance of the IOD.

9. The applicant shall include in the environmental document for this project a list of proposed park improvements as provided by PPDD
10. Comply with Ch. 16.32.160 of the City Code regarding Master Parcel Map, Ordinance No.95-013, Dated March 1995.
11. Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water, and floods control improvements shall be in place, fully functioning, and a notice of completion shall be issued by Public Works
12. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.
13. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities
14. Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
15. Developing this property will require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever ever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information
16. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.

EXHIBIT 1 - MITIGATION MONITORING PLAN

**MITIGATION MONITORING PLAN**

FOR  
PARDEE AT NATOMAS (P05-129)

**TYPE OF ENVIRONMENTAL DOCUMENT:  
INITIAL STUDY/ NEGATIVE DECLARATION**

**PREPARED FOR:  
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT**

**DATE:  
MAY 1, 2006**

**ADOPTED BY:  
CITY OF SACRAMENTO  
CITY PLANNING COMMISSION**

DATE:  
  
\_\_\_\_\_

ATTEST:  
  
\_\_\_\_\_

**ATTACHMENT E**  
**BIOLOGICAL RESOURCES ASSESSMENT FOR THE 1.0-ACRE**  
**GATEWAY PARK BRIDGE STUDY AREA**

BIOLOGICAL RESOURCES ASSESSMENT  
FOR THE

# ±1.0-ACRE GATEWAY PARK BRIDGE STUDY AREA

CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA



*Prepared for:*  
**GRANITE BAY DEVELOPMENT II, LLC**  
4210 Douglas Boulevard, Suite 300,  
Granite Bay, CA 95746

*Prepared by:*



12240 Herdal Drive, Ste. 14,  
Auburn, California 95603  
(530) 888-0130

**MARCH 2016**

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- Appendix A. Plant Species Observed Within the Gateway Park Bridge Study Area
- Appendix B. Wildlife Species Observed Within the Gateway Park Bridge Study Area
- Appendix C. Special-Status Plant Species Known to Occur in the Region of the Gateway Park Bridge Study Area
- Appendix D. Special-Status Animal Species Known to Occur in the Region of the Gateway Park Bridge Study Area

**BIOLOGICAL RESOURCE ASSESSMENT  
FOR THE  
±1.0-ACRE GATEWAY PARK BRIDGE STUDY AREA**

**INTRODUCTION**

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**Project Background and Location**

Located on Gateway Park Boulevard, approximately 0.5 mile south of Del Paso Road in northern Sacramento County, the study area is one acre and includes an existing two lane bridge located along Gateway Park Boulevard. A drainage canal, called “C-1 Canal” under the jurisdiction of the Reclamation District No. 1000, runs in an easterly direction through the study area and beneath the Gateway Park Bridge. The study area is situated in Section 2 of Township 9 North and Range 4 East on the Taylor Monument, California 7.5-minute USGS topographic quadrangles (Figure 1). The latitude and longitude for the approximate center of the study area is 38 ° 38’ 58” North and 121° 30’ 6” West.

The area surrounding the study area is mostly developed and contains various commercial and industrial businesses and associated parking areas (Figure 2). A large parcel to the northeast has been graded and is proposed for future residential development. Undeveloped areas are limited to the drainage canal and associated levees which support mostly ruderal vegetation.

**Objectives of Biological Resource Assessment**

- Identify and describe the biological communities present in the study area
- Record plant and animal species observed in the study area
- Determine if the study area may or could contain sensitive resources that could be affected by project activities

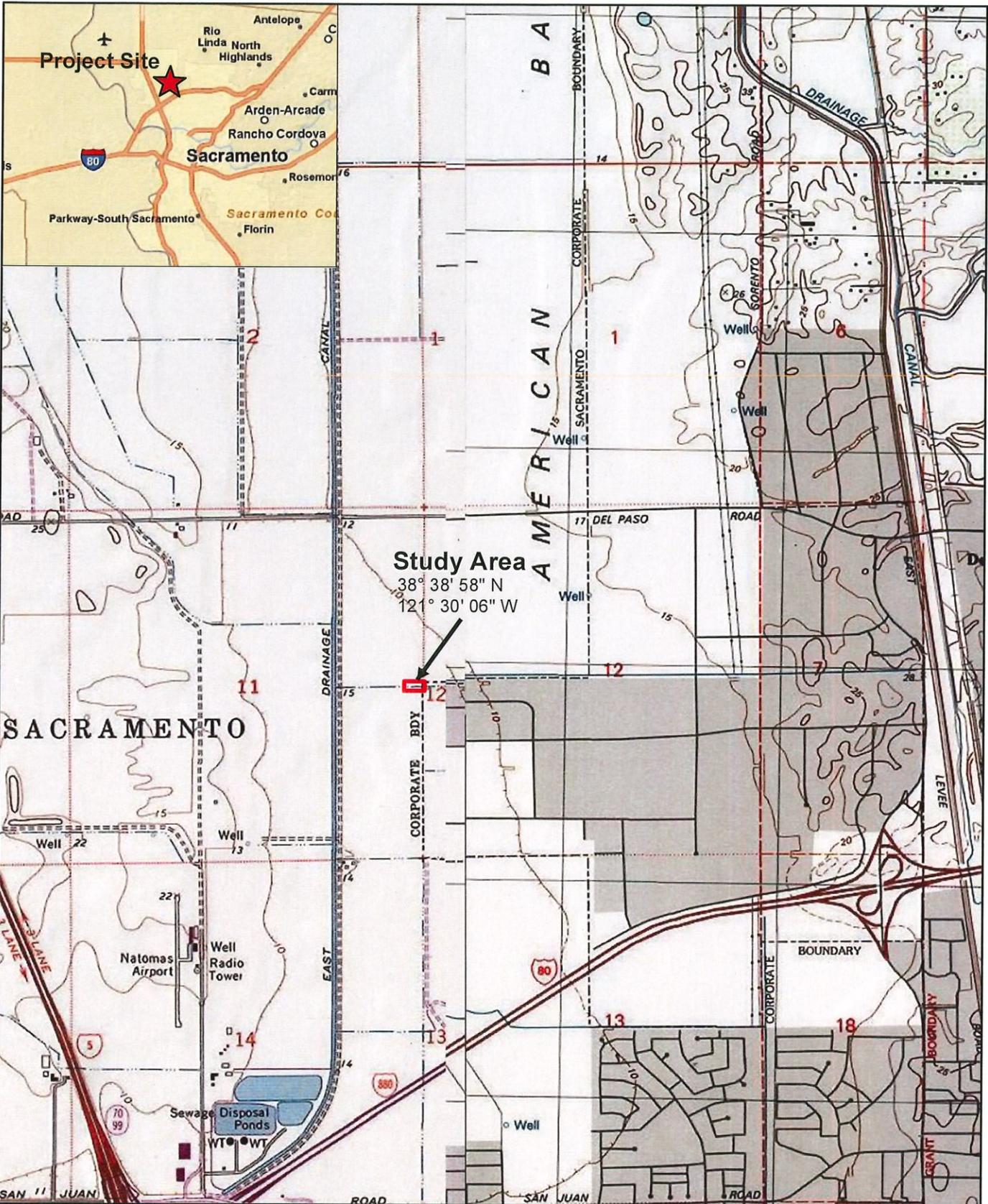
**METHODS**

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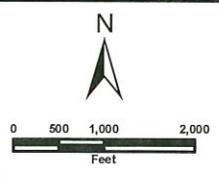
**Literature Review**

Salix biologists reviewed aerial photographs, USGS maps, and site maps for the study area. Standard publications were reviewed to provide information on life history, habitat requirements, and distribution of regionally occurring animal species. They include published books, peer-reviewed articles, field guides, and the California Wildlife Habitats Relationships Program. Publications utilized in this assessment are included in the References section of this document.

The study area occurs within the Natomas Basin Conservancy and is therefore subject to the *Final Natomas Basin Habitat Conservation Plan* (City of Sacramento et al. 2003). Biological data contained in the Natomas Basin Habitat Conservation Plan (NBHCP) was reviewed as part of this assessment and information has been incorporated into this report where appropriate.



**Study Area**  
 38° 38' 58" N  
 121° 30' 06" W



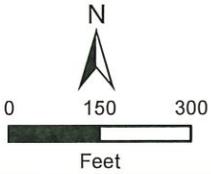
Source Maps: USGS Topographic Map, Taylor Monument (1980) and Rio Linda (1992), CA Quadrangle, 1:24,000

**Figure 1**  
**VICINITY MAP**  
 Gateway Park Bridge  
 City of Sacramento, CA



Google

Imagery ©2016, DigitalGlobe, Sanborn, U.S. Geological Survey, USDA Farm Service Agency.



**Legend**

Study Area (±1 acre)

**Figure 2**

**AERIAL MAP**

Gateway Park Bridge  
City of Sacramento, CA

## Special-Status Species Reports

To determine which special-status species could occur on or near the study area and update previous information, we queried the California Natural Diversity Data Base (CDFG 2016) and the California Native Plant Society Inventory (CNPS 2016) for reported occurrences of special status fish, wildlife, and plant species in the region surrounding the study area. The nine-quadrangle search included the Taylor Monument, Knights Landing, Verona, Pleasant Grove, Grays Bend, Rio Linda, Davis, Sacramento West and Sacramento East quadrangles. Salix Consulting biologists also reviewed the following special-status species lists for the project vicinity:

- U.S. Fish and Wildlife Service (USFWS) list of Federal Endangered and Threatened Species for the Taylor Monument USGS quadrangle;
- USFWS IPaC Resources Report for the study area; and
- California Department of Fish and Wildlife list of Species of Special Concern.

For the purposes of this report, special status species are those that fall into one or more of the following categories:

- Listed as endangered or threatened under the federal Endangered Species Act (or candidate species, or formally proposed for listing);
- Listed as endangered or threatened under the California Endangered Species Act (or proposed for listing);
- Designated as rare, protected, or fully protected pursuant to California Fish and Wildlife Code;
- Designated a Species of Special Concern by the California Department of Fish and Wildlife, or
- Designated as Ranks 1 or 2 as specified by the California Native Plant Society.

## Field Surveys

An initial site visit of the Study Area was conducted on February 29, 2012 by Salix Consulting (Salix) biologists Jeff Glazner and Gaylene Tupen. The site was reassessed by Jeff Glazner and Hunter Gallant on January 21, 2016. The purpose of the site visits was to assess the project habitats and determine if there is any potential for occurrence of special status species. We did not conduct presence/absence surveys for special status species, but did conduct surveys for identifiable species such as elderberry plants (the host plant for the valley elderberry longhorn beetle). Appendix A is a list of plant species observed during the site visits, and Appendix B is a list of wildlife observed during the site visits. Photographs were taken of the study area during both visits, and representative photos from the January 2016 are included in this report.

## SURVEY AND LITERATURE SEARCH RESULTS

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### Soils

One soil unit was identified on the site: Clear Lake clay, hardpan substratum, drained, 0 to 1 percent slopes. There are no native shallow soil horizons in the study area.

### Hydrology

One primary hydrologic feature occurs within the study area, called "C-1 Canal," which flows in an easterly direction through the project area and beneath the existing Gateway Park Boulevard bridge. The drainage canal falls within the jurisdiction and ownership of Reclamation District (RD) 1000.

### Biological Communities

#### *Vegetation*

Most of the study area is lacking vegetation due to existing development, including the bridge, roadways, and adjacent parking lots. Vegetation that is present is limited to narrow strips of ruderal grassland located on the northern and southern embankments of C-1 Canal. Figure 3 illustrates the location and extent of vegetation and habitats of the study area, and Figures 4a and 4b provide site photos of the study area. The more common plants observed on site during the field surveys include: Italian thistle (*Carduus pycnocephalus*), yellow starthistle (*Centaurea solstitialis*), chicory (*Cichorium intybus*), short-podded mustard (*Hirschfeldia incana*), California burclover (*Medicago polymorpha*), dove's-foot geranium (*Geranium molle*), wild oat (*Avena fatua*), Ripgut grass (*Bromus diandrus*), and Bermudagrass (*Cynodon dactylon*). A list of plants observed is found in Appendix A.

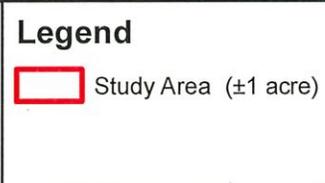
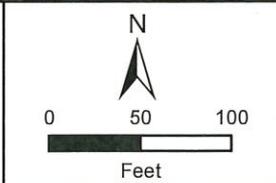
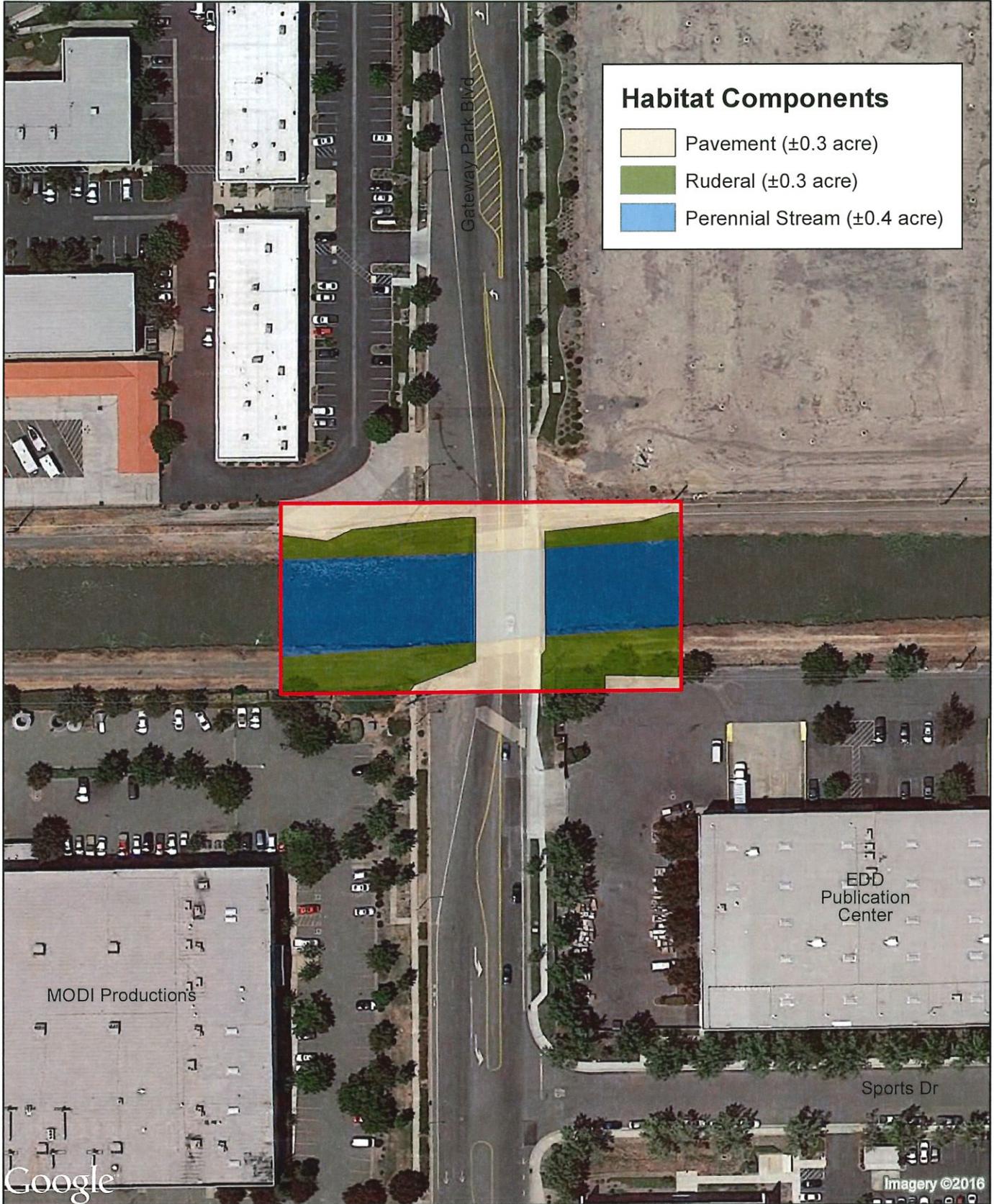
#### *Wildlife*

The study area provides very limited habitat value to wildlife due to the sparse vegetative cover and surrounding levels of development. It is possible that the drainage canal may be utilized by some foraging bird species. The following birds were observed on or near the study area during the site visit associated with this study: great blue heron, great egret, Canada goose, mallard, ring-necked pheasant, American coot, killdeer, black phoebe, American crow, and Brewer's blackbird. A list of animals observed is found in Appendix B.

Evidence of previous swallow nesting was also observed on the underside of the existing bridge. Some small mammal burrows were also observed along the levees within and near the study area. While bats are known to utilize bridges for roosting, the existing structure is relatively smooth and does not provide quality bat roosting habitat, and no evidence of occurrence was observed.

### Waters of the U.S.

The C-1 Canal is a major local flood control waterway managed by RD 1000. This trapezoidal channel occupies 0.48-acre of the study area. This canal flows east from the East Drainage Canal, located 0.25 mile west of the study area, toward Steelhead Creek. This canal is discussed further in the accompanying Wetland Delineation document.



**Figure 3**

**HABITAT COMPONENTS MAP**

Gateway Park Bridge  
City of Sacramento, CA



Looking northeast at west side of bridge. *Photo date 1-21-16*



Looking at north end of west side of bridge. *Photo date 1-21-16*



Looking west down canal from south bank near bridge. *Photo date 1-21-16*



**Figure 4a**

**SITE PHOTOS**  
*Gateway Park Bridge*  
City of Sacramento, CA



Looking southwest at east side of bridge. *Photo date 1-21-16*



Looking north along east side of bridge. *Photo date 1-21-16*



Looking east down canal from bridge deck. *Photo date 1-21-16*



**Figure 4b**

**SITE PHOTOS**  
*Gateway Park Bridge*  
City of Sacramento, CA

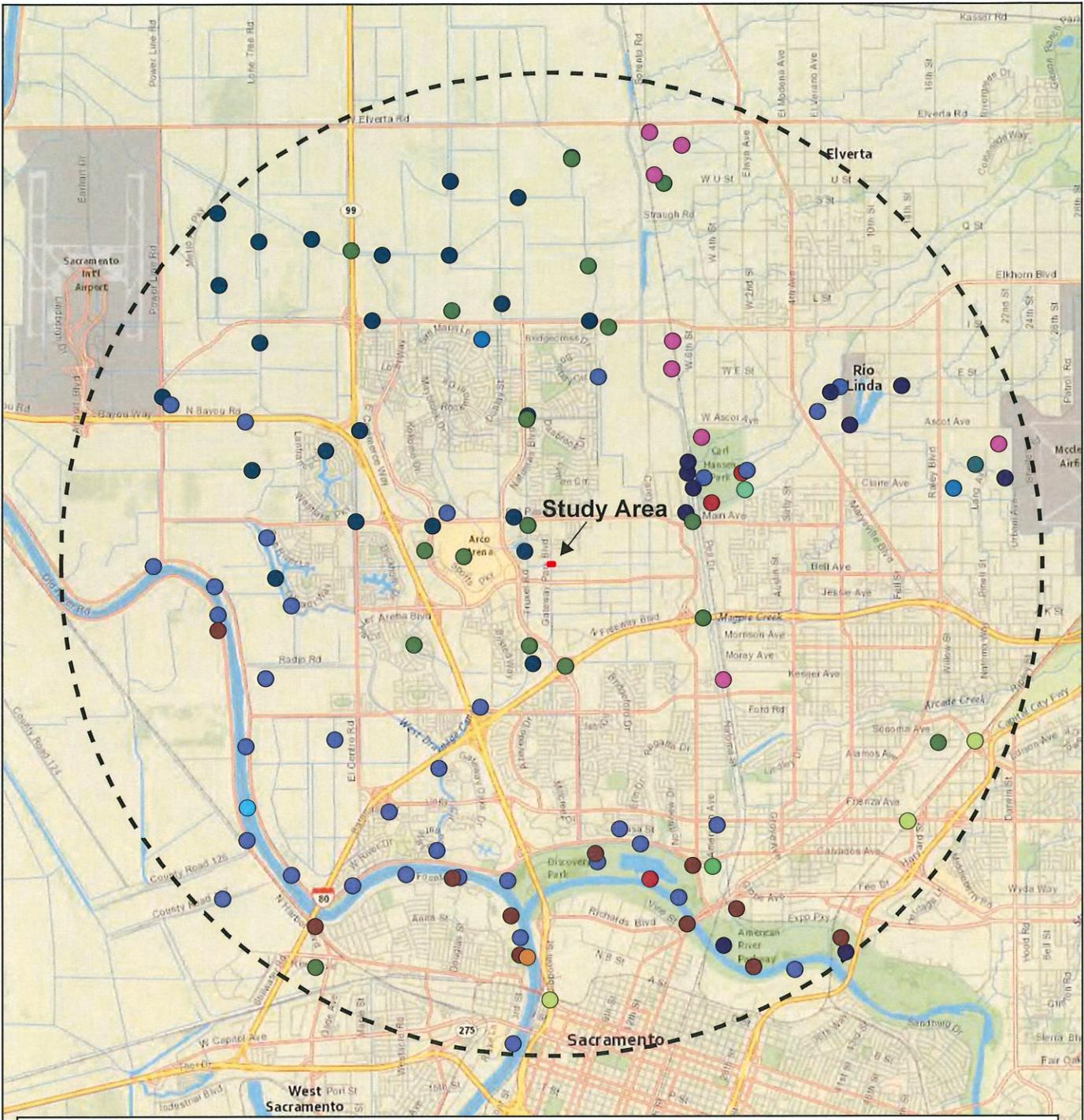
## Special-Status Species

As noted above, most of the study area is lacking vegetation due to the high level of existing development, including the bridge, roadways, and adjacent parking lots. Because of the sparse vegetative cover and surrounding levels of development, the study area provides very limited habitat value to wildlife.

Nonetheless, we queried the California Natural Diversity Data Base (CDFG 2016) and the California Native Plant Society Inventory (CNPS 2016) for reported occurrences of special status fish, wildlife, and plant species in the region surrounding the study area. In addition, biological data from the *Natomas Basin Habitat Conservation Plan* (NBHCP) was utilized to supplement the data search. Appendix C provides a list of special status plants that are known from the project region, and Appendix D is a similar list of special status wildlife. Field surveys and the best professional judgment of Salix biologists were used to further refine the tables in Appendix C and Appendix D. Plants designated as CNPS ranks 3 and 4 are not considered further in this assessment. Figure 5a shows the CNDDDB wildlife occurrences, and Figure 5b shows the CNDDDB plant occurrences within a 5-mile radius of the study area. These species are discussed in more detail following the table.

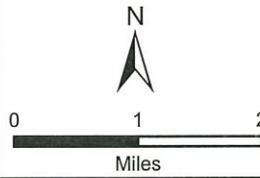
The refined list of special status species in the region of the study area includes 18 plants and 34 animals (Appendix C and Appendix D, respectively). Of the 18 plant species listed in Appendix C as occurring in the project region, none were determined to have potential to occur on site due to the lack of suitable habitat.

Most of the 29 animal species in Appendix D were determined to have no potential to occur on site due to lack of suitable habitat. Only four of the 29 animal species listed in Appendix D were rated "possible" or "unlikely" to occur because the site has very little or marginal habitat for some species activities. Table 1 is a summary of those species and one other species of particular concern in the region, and discussions for these species are provided in the following section.

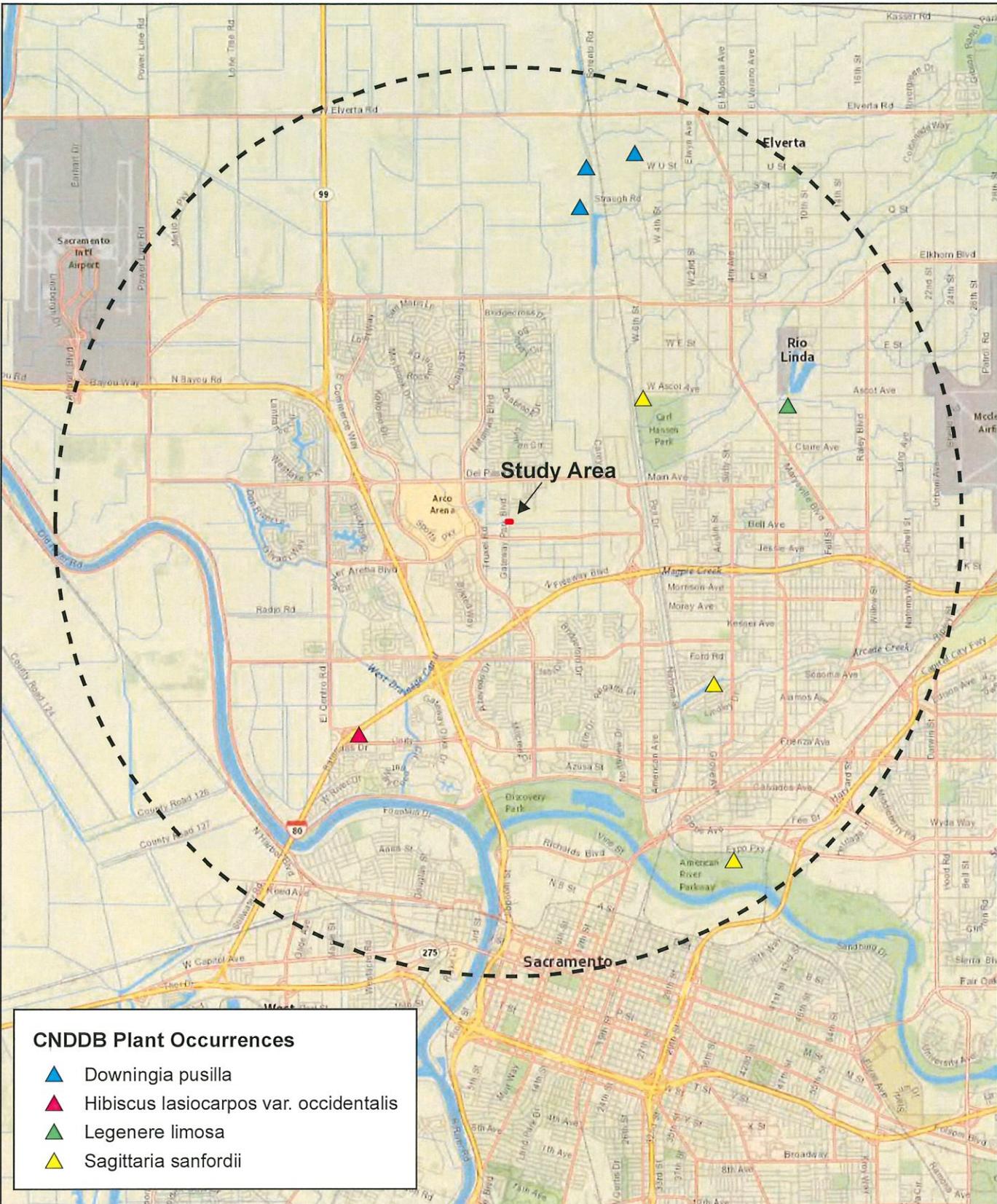


**CNDDB Wildlife Occurrences**

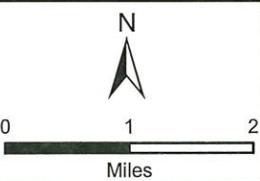
- |                                |                    |                                   |                            |
|--------------------------------|--------------------|-----------------------------------|----------------------------|
| Cooper's hawk                  | burrowing owl      | purple martin                     | vernal pool tadpole shrimp |
| Sacramento Valley tiger beetle | giant garter snake | tricolored blackbird              | western pond turtle        |
| Sacramento spittail            | great blue heron   | valley elderberry longhorn beetle | white-tailed kite          |
| Swainson's hawk                | great egret        | vernal pool fairy shrimp          |                            |



**Figure 5a**  
**CNDDB WILDLIFE OCCURRENCE LOCATIONS**  
 Gateway Park Bridge  
 City of Sacramento, CA



- CNDDDB Plant Occurrences**
- ▲ Downingia pusilla
  - ▲ Hibiscus lasiocarpus var. occidentalis
  - ▲ Legenere limosa
  - ▲ Sagittaria sanfordii



**Legend**

- Study Area
- 5 Mile Radius

**Figure 5b**  
**CNDDDB PLANT OCCURRENCE LOCATIONS**  
 Gateway Park Bridge  
 City of Sacramento, CA

**Table 1  
Special Status Species of the  
Gateway Park Bridge Study Area**

Species	Fed	State	CNPS	Habitat	Potential for Occurrence
<b>Reptiles</b>					
<b>Giant garter snake</b> <i>Thamnophis gigas</i>	FT	CT	-	Freshwater marshes, low-gradient streams, canals, irrigation ditches, rice fields.	Unlikely. Marginal quality habitat present in study area along canal and adjacent levees. Highly disturbed, regularly managed levee banks.
<b>Western pond turtle</b> <i>Emys marmorata</i>	-	CSC	-	Permanent aquatic habitats with suitable basking sites and adjacent upland habitat	Possible. Marginal quality habitat along drainage canal that may be used periodically by individuals
<b>Birds</b>					
<b>Burrowing owl</b> <i>Athene cunicularia</i>	-	CSC	-	Grasslands, agricultural lands	Unlikely. Marginal quality habitat occurs in very small area along levee in study area. No evidence of occurrences observed during surveys. Known occurrences in vicinity of study area.
<b>Swainson's hawk</b> <i>Buteo swainsoni</i>	-	CT	-	Grasslands, agricultural lands	None. No nesting habitat on site. Unlikely for foraging due to minimal amount of marginal quality foraging habitat along levee. Known nesting occurrences within 5-mile radius of the site.
<b>Mammals</b>					
<b>Pallid Bat</b> <i>Antrozous pallidus</i>	-	CSC	-	Grasslands, woodlands, deserts, urban habitats. Open habitat required for foraging. Roosts in caves, mines, bridges.	None. No suitable roosting habitat present onsite. Bridge does not provide habitat.

**\*Status Codes:**

**Federal**

FT Federal Threatened

**State**

CT California Threatened

CSC California Species of Concern

**\*\*Definitions for the Potential to Occur:**

- **None.** Habitat does not occur.
- **Unlikely.** Some habitat may occur, but disturbance or other activities may restrict or eliminate the possibility of the species occurring. Habitat may be very marginal, or the study area may be outside the range of the species.
- **Possible.** Marginal to suitable habitat occurs, and the study area occurs within the range of the species.
- **Likely.** Good habitat occurs, but the species was not observed during surveys.
- **Occurs:** Species was observed during surveys.

### *Plants*

Due to the highly disturbed nature of the site and absence of suitable habitat, none of the special-status plants identified by the CNDDDB as occurring in the project region are expected to occur on or near the study area. Many of the special-status plants known from the region are associated with wetland habitats such as freshwater marsh, wetland-riparian, brackish marsh, and vernal pools. None of these wetland habitats occur on or adjacent to the site. Some species are associated with non-wetland habitats that have specific habitat requirements such as serpentine soil types. Undeveloped portions of the study area support typical ruderal annual grasses and weedy forbs. This habitat type is not expected to support any of the special-status plants known from upland habitats of the project region.

### *Wildlife*

Due to the absence of suitable aquatic habitat including vernal pools, seasonal wetlands, ponds, marshes, and perennial streams, most of the federal- or state-listed species identified in Appendix D were determined to have no potential for occurring on site. Species determined to have any potential for occurring on site are discussed below.

**Western pond turtle** (*Emys marmorata*), a California species of special concern, occurs in association with streams, rivers, and ponds containing suitable cover and basking sites. This subspecies can be associated with both permanent and seasonal water sources, including perennial and intermittent streams. Suitable basking sites along streams or ponds include partially submerged logs, rocks, mats of floating vegetation, or open streambanks. Suitable upland habitat, such as sandy banks or grassy fields, located adjacent to the aquatic habitat is required for egg-laying. Nesting may take place in a variety of soil types from loose sandy soils to compact soils, and in a variety of habitat types. Eggs are laid from March to August, depending on local climate and water conditions, and incubation occurs for 73 to 80 days (Zeiner et al. 1988).

The canals and drainages throughout the Natomas Basin provide suitable aquatic habitat for this species (NBHCP 2003). Although the quality of aquatic habitat is low due to the absence of basking sites and cover, individuals could utilize the study area in transit.

**Giant garter snake** (*Thamnophis gigas*) (GGS) is a highly aquatic snake that prefers freshwater marsh and low gradient streams of the Central Valley. This species has also adapted to agricultural wetlands and various other man-made waterways including irrigation ditches and drainage canals with mud bottoms. Primary habitat types include permanent and seasonal marshes, flooded rice fields, and waterways associated with rice agriculture. Specific requirements for giant garter snake (GGS) include the following: presence of adequate surface water and emergent, herbaceous vegetation (e.g., cattails, bulrush) throughout the active season (early-spring through mid-fall); openings in vegetation and grassy banks for basking and; adequate adjacent upland vegetation for use during the dormant season. While specific water requirements are unknown, the presence of a sufficient amount of surface water is required to allow for foraging and provide cover throughout the active season. This species will typically inhabit small mammal burrows and other soil crevices, located on west and south facing slopes, during the rainy season and dormancy period. Live young are born from late July through early September, in secluded sites such as under loose bark, rotting logs, or in dense vegetation near water. Following birth, young immediately disperse to adjacent dense cover (USFWS 1999).

The CNDDDB (2016) documents numerous occurrences of GGS in the broader region surrounding the study area. Many of these occurrences are within 5 miles of the site. The closest documented occurrence is from less than 0.5 mile to the west along the East Drainage Canal. In addition, there are a few other documented occurrences along the East Drainage Canal, to the northwest and southwest. The irrigation canals and drainage ditches of the Natomas Basin, along with their associated levees and adjacent embankments, provide suitable habitat for GGS (City of Sacramento et al. 2003). The study area is mostly disturbed, regularly managed to control vegetation, and surrounded by development. Thus, even though the RD 1000 canal within the study area is connected to other aquatic systems that have been known to support individuals of the species, it is unlikely that GGS would occur within the study area.

**Burrowing owl** (*Athene cunicularia*), a California species of special concern, is considered rare in Placer County. This species is primarily associated with open, dry grasslands, deserts, agricultural areas, and rangeland. They often occur where numerous burrowing mammals are present and frequently occupy California ground squirrel burrows (Zeiner et al. 1990). Burrowing owls may also use man-made structures such as debris piles, culverts, and cement piles for cover. Distinctive burrow characteristics for burrowing owl are not known. However, given the size of this owl, burrow entrances are expected to be at least seven centimeters in diameter. Circumstantial evidence of burrowing owl occurrence within an area typically consists of the presence of molted feathers, cast pellets, prey remains, or excrement near a burrow entrance. Breeding of burrowing owl occurs from March to late August and incubation lasts between 28 to 30 days. Young are fledged at about 44 days but remain near the burrow and join the adults to forage at dusk. Young burrowing owls often establish nest sites the following year near their natal sites.

The CNDDDB documents numerous occurrences of burrowing owl in the project region, and a few occurrences from within two miles of the site (CNDDDB 2016). During the site visits, no evidence of burrowing owl occurrence was observed within or directly adjacent to the study area. Although the site is disturbed and a limited amount of habitat is present along the levees, there is some potential for burrowing owls to occur on site. While no evidence of burrowing owls was observed during the field surveys, periodic occupation cannot be totally ruled out.

**Swainson's hawk** (*Buteo swainsoni*), a state threatened species, is an uncommon breeding resident and migrant in the Central Valley. The nesting lifestage of this species is considered sensitive by CDFG. Breeding and nesting primarily occurs in riparian woodland habitats and oak savannah of the Central Valley, and often takes place near water. Some nesting in urban woodland areas has also been recorded. This species forages in adjacent agricultural fields, grasslands, and open pasture and have been known to forage as much as 20 miles from their nesting site. Small mammals, amphibians, reptiles, birds, and occasionally fish make up the diet of this species. Swainson's hawk often roosts in large trees but will sometimes roost on the ground. Nests consist of a platform of sticks, bark, and fresh leaves constructed in a tree, bush or utility pole from 4 to 100 feet above ground. Breeding occurs from late March to late August, with peak activity in late May through July. Incubation is about 25 to 28 days. Migrating individuals typically move south through California in September and October and move back to their summer range in March through May.

The CDDDB documents previous nesting of Swainson's hawk at numerous locations within the project region. Many of these documented occurrences are within a five mile radius of the study area, with the closest being located within two miles of the study area (CNDDDB 2016).

The study area does not provide suitable nesting habitat for Swainson's hawk, due to the absence of larger nesting trees. Thus, there is no potential for Swainson's hawk to nest on the site. The species is sometimes known to forage over open habitats in suburban areas, and some marginal-quality foraging habitat is present along levees in the project area. Because the habitat is so small and the quality is so marginal, it is unlikely that this species would utilize the site for foraging.

## **RECOMMENDATIONS**

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### **Waters of the United States**

1. The study area contains the C-1 Canal which has been delineated and a preliminary jurisdictional determination has been issued by the U.S. by the U.S. Army Corps of Engineers. The canal is considered a potential waters of the U.S. Thus, no work may commence until a Department of the Army permit (404 permit) has been obtained. Additionally, a water quality certification from the State Regional Water Quality Control Board will be required. The Corps and the Regional Board may add conditions to the permits that would stipulate the appropriate mitigation.

### **Streams, Pond, and Riparian Habitat**

1. Impacts to the bed, bank, or channel of the C-1 Canal may require a Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW). It is recommended that consultation with CDFW occur to determine if it will be necessary to obtain a 1602 Streambed Alteration Agreement.

### **Tree Conservation**

1. No trees will be affected by project implementation and therefore no mitigation is required.

### **Special-Status Plants**

1. Based on the absence of suitable habitat and the disturbed nature of the site, none of the special-status species listed by the CNDDDB and USFWS as occurring in the project region are expected to occur on site (refer to Appendix C). Therefore, no further studies are recommended, and no further mitigation or avoidance measures are necessary.

### **Special-Status Wildlife**

1. Twenty-nine special-status wildlife species were evaluated for their potential to occur within the study area and are listed in Appendix D. Most of the species listed in Appendix D are associated with specific habitats that do not occur within or near the study area and were therefore eliminated from further consideration in this study. Other species were determined to have no potential for occurring on site due to the absence of suitable habitat and/or the rarity of the species within the region. Only the four special-status wildlife species identified in Table 1 were determined to have any potential for periodically occurring on site, due to the presence of suitable habitat components and the known occurrence of the species within the general vicinity. Recommendations for avoidance of these species or their habitats, or potential mitigation measures are described below.

2. **Natomas Basin HCP (NBHCP).** Because the study area occurs within the Natomas Basin Conservancy Plan Area (Basin), proposed development projects must adhere to the provisions set forth in the NBHCP (City of Sacramento et al., 2003). Based on information obtained from the City of Sacramento (pers. comm. Ron Fong July 16, 2012), and on results of field and literature surveys, the following recommendations are made and coincide with requirements listed with the NBHCP.
  - a. **Fee payments or land dedication.** The NBHCP requires collection and use of mitigation fees for all projects to offset impacts to special-status species associated with development that occurs within the Basin (refer to p. IV-5 of the NBHCP 2003). As part of this project, however, no new mitigation fees will be required since required fees were previously paid as part of the original Natomas Meadows development project (pers. comm., Fong 2012). The proposed bridge expansion project (current project) was considered part of the larger Natomas Meadows project. The original mitigation fees paid as part of the Natomas Meadows development project, as required by the NBHCP, were calculated to include any and all impacts associated with implementation of the proposed bridge expansion project.
  - b. **Avoidance Measures and Pre-construction surveys.** The proposed project will be required to adhere to provisions of the NBHCP that specify avoidance measures for special-status species known from the area, including giant garter snake and burrowing owl. If a particular species covered in the NBHCP, or its habitat, occurs within a study area, pre-construction surveys for the identified species must be conducted no less than 30 days or more than 6 months before the project breaks ground. Results of the pre-construction surveys along with recommended take minimization measures shall be documented in a report and submitted to the City of Sacramento and appropriate resources agency. If any species is found using the site, minimization measures identified in the NBHCP (pp. V-1 to V-17) should be followed for the species at issue.
  - c. **Giant Garter Snake.** The NBHCP identifies specific measures that will be imposed as conditions on development projects within the Plan Area to mitigate, minimize and avoid take of giant garter snake. These measures are listed on V-7 through V-9 of the NBHCP, and many coincide with the U.S. Fish and Wildlife Service's *Standard Avoidance Measures During Construction Activities in Giant Garter Snake (*Thamnophis gigas*) habitat*. These measures include, but are not limited to, timing of all development activities to within the active period for GGS (May 1 – September 30), pre-construction surveys, and specified construction methods, including de-watering of the work area.
  - d. **Western pond turtle.** The study area provides marginal quality habitat for western pond turtle. However, there is still some potential for individuals to periodically occur on site. Potential disturbance of pond turtles as a result of project activities will be minimized through dewatering requirements required for avoidance of impacts to GGS and specified in Section V of the NBHCP.

- e. **Swainson's hawk.** No nesting habitat for Swainson's hawk occurs on or directly adjacent to the study area. Consequently, no pre-construction surveys for this species are required. The study area provides only marginal-quality foraging habitat for Swainson's hawk, primarily due to the amount of surrounding development and activity. Mitigation fees previously paid as part of the Natomas Meadows project, and required by the NBHCP, are considered sufficient mitigation for the loss of potential foraging habitat for the species within the study area.
- f. **Burrowing owl.** Because the site has some potential to support burrowing owls, pre-construction surveys are required for this species (refer to p. V-15 of the NBHCP). Surveys will be conducted by a biologist approved by the California Department of Fish and Wildlife, and will be conducted according to current survey protocols, including the California Burrowing Owl Consortium's 1993 *Burrowing Owl Survey Protocol and Mitigation Guidelines*. The biologist will prepare a report that documents the survey results and will submit the document to the City of Sacramento, the U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, and The Natomas Basin Conservancy.

In addition to the pre-construction surveys, the NBHCP identifies measures for reducing take of burrowing owls within a study area. These are discussed in detail in Section V (p. V-15) of the plan, and are summarized below.

- Do not disturb occupied burrows between February 1 and August 31 (the "breeding season") unless specific conditions are met.
- Contact the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife if nest sites are found during the breeding season. The agencies will require that suitable buffers be provided around nests, or individuals may be relocated under certain conditions.
- Prepare a relocation plan for submission to the agencies if relocation is permitted.

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**Personal Communication**

Fong, Ron. Senior Engineer, City of Sacramento. Regarding provisions of the NBHCP relating to the proposed project and requirement for mitigation fees. July 16, 2012.

**Appendix A.**  
**Plant Species Observed Within the Gateway Park Bridge Study Area**

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## Appendix A

Gateway Park Bridge: Plants Observed, Feb. 2012 and Jan. 2016

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### Angiosperms - Dicots

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#### Apiaceae (Umbelliferae) - Carrot Family

\**Foeniculum vulgare* Sweet fennel

#### Asteraceae (Compositae) - Sunflower Family

\**Carduus pycnocephalus* Italian thistle  
\**Centaurea solstitialis* Yellow starthistle  
\**Cichorium intybus* Chicory  
\**Cirsium vulgare* Bull thistle  
\**Helminthotheca echioides* Bristly ox-tongue  
\**Lactuca serriola* Prickly lettuce  
\**Matricaria discoidea* Pineapple-weed  
\**Senecio vulgaris* Common groundsel  
\**Silybum marianum* Milk thistle  
\**Sonchus oleraceus* Common sow-thistle

#### Boraginaceae - Borage Family

*Amsinckia menziesii* Rancher's fireweed

#### Brassicaceae (Cruciferae) - Mustard Family

\**Capsella bursa-pastoris* Shepherd's purse  
\**Hirschfeldia incana* Short-podded mustard  
*Lepidium strictum* Peppergrass  
\**Raphanus sativus* Wild radish

#### Chenopodiaceae - Goosefoot Family

\**Salsola tragus* Russian-thistle

#### Convolvulaceae - Morning-Glory Family

\**Convolvulus arvensis* Bindweed

#### Crassulaceae - Stoncrop Family

\**Crassula tillaea* Moss pygmy-weed

#### Fabaceae (Leguminosae) - Legume Family

\**Medicago polymorpha* California burclover  
\**Trifolium repens* White clover  
\**Vicia sp.* Vetch

#### Geraniaceae - Geranium Family

\**Erodium botrys* Broad-leaf filaree  
\**Geranium molle* Dove's-foot geranium

#### Malvaceae - Mallow Family

\**Malva parviflora* Cheeseweed

#### Onagraceae - Evening Primrose Family

*Epilobium brachycarpum* Summer cottonweed

#### Polygonaceae - Buckwheat Family

\**Rumex crispus* Curly dock

#### Rosaceae - Rose Family

\**Rubus armeniacus* Himalayan blackberry

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\* Indicates a non-native species

## Angiosperms - Monocots

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### Poaceae (Gramineae) - Grass Family

* <i>Aira caryophylla</i>	Silver European hairgrass
* <i>Avena fatua</i>	Wild oat
* <i>Briza minor</i>	Small quaking grass
* <i>Bromus diandrus</i>	Ripgut grass
* <i>Bromus hordeaceus</i>	Soft chess
* <i>Cynodon dactylon</i>	Bermudagrass
* <i>Festuca perennis</i>	Italian ryegrass
* <i>Hordeum murinum</i>	Wall barley
* <i>Poa annua</i>	Annual bluegrass
* <i>Sorghum halepense</i>	Johnsongrass

**Appendix B.**  
**Wildlife Species Observed Within the Gateway Park Bridge Study Area**

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## Appendix B

### Gateway Park Bridge: Wildlife Observed, Feb. 2012 and Jan. 2016

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#### Birds

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Great blue heron	<i>Ardea herodias</i>
Great egret	<i>Ardea alba</i>
Canada goose	<i>Branta canadensis</i>
Mallard	<i>Anas platyrhynchos</i>
Ring-necked pheasant	<i>Phasianus colchicus</i>
American coot	<i>Fulica americana</i>
Killdeer	<i>Charadrius vociferus</i>
Black phoebe	<i>Sayornis nigricans</i>
American crow	<i>Corvus brachyrhynchos</i>
White-crowned sparrow	<i>Zonotrichia leucophrys</i>
Brewer's blackbird	<i>Euphagus cyanocephalus</i>
American goldfinch	<i>Carduelis tristis</i>

**Appendix C.**  
**Special-Status Plant Species Known to Occur in the Region of the Gateway Park  
Bridge Study Area**

**Appendix C**  
**Gateway Park Bridge: Potentially-occurring Special-status Plants**

Family Taxon Common Name	Status*	Flowering Period	Habitat	Probability on Project Site
<b>Alismataceae</b> <i>Sagittaria sanfordii</i> Sanford's arrowhead	Fed: - State: - CNPS: Rank 1B.2	May-October	Marshes and swamps (assorted shallow freshwater).	None. No suitable habitat onsite.
<b>Asteraceae (Compositae)</b> <i>Symphotrichum lentum</i> Suisun Marsh aster	Fed: - State: - CNPS: Rank 1B.2	August-November	Marshes and swamps (brackish and fresh water)	None. No suitable habitat onsite.
<b>Brassicaceae (Cruciferae)</b> <i>Lepidium latipes heckardii</i> Heckard's peppergrass	Fed: - State: - CNPS: Rank 1B.2	April-May	Valley and foothill grassland (alkaline flats).	None. No suitable habitat onsite.
<b>Campanulaceae</b> <i>Downingia pusilla</i> Dwarf downingia	Fed: - State: - CNPS: Rank 2B.2	March-May	Valley and foothill grassland (mesic); vernal pools.	None. No suitable habitat onsite.
<b>Legenereae</b> <i>Legenere limosa</i> Legenere	Fed: - State: - CNPS: Rank 1B.1	April-June	Vernal pools and similar wetlands.	None. No suitable habitat onsite.
<b>Chenopodiaceae</b> <i>Atriplex cordulata cordulata</i> Heartscale	Fed: - State: - CNPS: Rank 1B.2	April-October	Meadows and seeps; chenopod scrub; valley and foothill grassland (sandy); [saline or alkaline].	None. No suitable habitat onsite.

**Appendix C**  
**Gateway Park Bridge: Potentially-occurring Special-status Plants**

Family Taxon Common Name	Status*	Flowering Period	Habitat	Probability on Project Site
<i>Atriplex depressa</i> Brittlescale	Fed: - State: - CNPS: Rank 1B.2	May-October	Chenopod scrub; playas; valley and foothill grassland; [alkaline or clay].	None. No suitable habitat onsite.
<i>Extriplex joaquinana</i> San Joaquin sparscale	Fed: - State: - CNPS: Rank 1B.2	April-September	Chenopod scrub; meadows; valley and foothill grassland; [alkaline].	None. No suitable habitat onsite.
<b>Fabaceae (Leguminosae)</b> <i>Astragalus tener ferrisiae</i> Ferris' milkvetch	Fed: - State: - CNPS: Rank 1B.1	April-May	Meadows (vernally mesic); valley and foothill grassland (subalkaline flats).	None. No suitable habitat onsite.
<i>Astragalus tener tener</i> Alkali milkvetch	Fed: - State: - CNPS: Rank 1B.2	March-June	Playas; valley and foothill grassland (adobe clay), vernal pools (alkaline).	None. No suitable habitat onsite.
<i>Lathyrus jepsonii jepsonii</i> Delta tulle pea	Fed: - State: - CNPS: Rank 1B.2	May-September	Marshes and swamps (freshwater and brackish).	None. No suitable habitat onsite.
<i>Trifolium hydrophilum</i> Saline clover	Fed: - State: - CNPS: Rank 1B.2	April-June	Marshes and swamps; valley and foothill grassland (mesic, alkaline); vernal pools. 0-300 m.	None. No suitable habitat onsite.

**Appendix C**  
**Gateway Park Bridge: Potentially-occurring Special-status Plants**

Family Taxon Common Name	Status*	Flowering Period	Habitat	Probability on Project Site
<b>Malvaceae</b> <i>Hibiscus lasiocarpus occidentalis</i> Woolly rose-mallow	Fed: - State: - CNPS: Rank 1B.2	June-September	Marshes and swamps (freshwater).	None. No suitable habitat onsite.
<b>Orobanchaceae</b> <i>Chloropyron palmatum</i> Palmate salty bird's-beak	Fed: FE State: CE CNPS: Rank 1B.1	May-October	Chenopod scrub, valley and foothill grassland; (alkaline).	None. No suitable habitat onsite.
<b>Plantaginaceae</b> <i>Gratiola heterosepala</i> Bogg's Lake hedge-hyssop	Fed: - State: CE CNPS: Rank 1B.2	April-August	Marshes and swamps (lake margins); vernal pools. Below 1200 m.	None. No suitable habitat onsite.
<b>Poaceae (Gramineae)</b> <i>Neostapfia colusana</i> Colusa grass	Fed: FT State: CE CNPS: Rank 1B.1	May-July	Vernal pools.	None. No suitable habitat onsite.
<i>Orcuttia tenuis</i> Slender Orcutt grass	Fed: FT State: CE CNPS: Rank 1B.1	May-September	Vernal pools.	None. No suitable habitat onsite.
<i>Orcuttia viscida</i> Sacramento Valley Orcutt grass	Fed: FE State: CE CNPS: Rank 1B.1	May-June	Vernal pools.	None. No suitable habitat onsite.

## Appendix C

### Gateway Park Bridge: Potentially-occurring Special-status Plants

Family	Taxon	Common Name	Status*	Flowering Period	Habitat	Probability on Project Site
	<i>Puccinellia simplex</i>	California alkali grass	Fed: - State: - CNPS: Rank 1B.2	March-May	Valley grassland, wetland-riparian. Usually occurs in wetlands, but occasionally in non-wetlands.	None. No suitable habitat onsite.

**\*Status**

Federal:  
 FE - Federal Endangered  
 FT - Federal Threatened  
 FPE - Federal Proposed Endangered  
 FPT - Federal Proposed Threatened  
 FC - Federal Candidate  
 FSS - Forest Service Sensitive  
 FSW - Forest Service Watchlist

State:  
 CE - California Endangered  
 CT - California Threatened  
 CR - California Rare  
 CSC - California Species of Special Concern

CNPS (California Native Plant Society - List.RED Code):  
 Rank 1A - Extinct  
 Rank 1B - Plants rare, threatened, or endangered in California and elsewhere  
 Rank 2A - Plants extinct in California, but more common elsewhere  
 Rank 2B - Plants rare, threatened, or endangered in California, more common elsewhere  
 Rank 3 - Plants about which more information is needed, a review list  
 Rank 4 - Plants of limited distribution, a watch list  
 RED Code

1 - Seriously endangered (>80% of occurrences threatened)  
 2 - Fairly endangered (20 to 80% of occurrences threatened)  
 3 - Not very endangered (<20% of occurrences threatened)

**Appendix D.**  
**Special-Status Wildlife Species Known to Occur in the Region of the Gateway Park  
Bridge Study Area**

## Appendix D

### Gateway Park Bridge: Potentially-occurring Special-status Animals

	Status*	Habitat	Probability on Project Site
<b>Invertebrates</b>			
Vernal pool fairy shrimp <i>Branchinecta lynchi</i>	Fed: FT State: - Other: -	Vernal pools and other temporary bodies of water in southern and Central Valley of California. Most common in smaller grass or mud bottomed swales or basalt flow depression pools in unplowed grasslands.	None. No suitable habitat (vernal pools) present on site.
Midvalley fairy shrimp <i>Branchinecta mesovalliensis</i>	Fed: - State: - Other: -	Found in vernal pools and other temporary bodies of water.	None. No suitable habitat present onsite.
Vernal pool tadpole shrimp <i>Lepidurus packardii</i>	Fed: FE State: - Other: -	Found in vernal pools in the Central Valley of California and in the San Francisco Bay area. Inhabits vernal pools with clear to highly turbid water.	None. No suitable habitat (vernal pools) present on site.
<b>Insects</b>			
Valley elderberry longhorn beetle <i>Desmocerus californicus dimorphus</i>	Fed: FT State: - Other: *	Requires host plant, elderberry ( <i>Sambucus nigra</i> ) for most of its life cycle. Shrubs must have stem diameters at ground level of 1.0 inch or greater and shrubs must be found less than 3,000 feet in elevation. Typically riparian and upland associated.	None. No suitable habitat (elderberry shrubs) present on or near site.
<b>Fish</b>			
Central Valley steelhead <i>Oncorhynchus mykiss</i>	Fed: FT State: - Other: -	Found in the Sacramento and San Joaquin Rivers and their tributaries. Migrates through the estuary to spawning grounds. Eggs are laid in small and medium gravel and need a good water flow to survive.	None. No suitable habitat present on site. Located outside of species' known range. Known from Sacramento River and major tributaries.
Chinook salmon - Central Valley spring-run ES <i>Oncorhynchus tshawytscha</i>	Fed: FT State: CT Other: *	Occurs in water bodies with cool, fast-flowing water and gravel suitable for spawning. Found primarily in 4 tributaries of the Sacramento River: Butte Creek, Big Chico Creek, Deer Creek, and Mill Creek.	None. No suitable habitat present on site. Known from mainstream of Sacramento River and major tributaries.
Chinook salmon - Sacramento winter run ESU <i>Oncorhynchus tshawytscha</i>	Fed: FE State: CE Other: -	One of 4 runs that spawns in upper Sacramento River and Battle Creek. They return to the upper Sacramento River in the winter but delay spawning until the spring and summer.	None. No suitable habitat present on site. Known from mainstream of Sacramento River and major tributaries.

## Appendix D Gateway Park Bridge: Potentially-occurring Special-status Animals

Status*	Habitat	Probability on Project Site
Delta smelt <i>Hypomesus transpacificus</i>  Fed: FT State: CT Other: -	Endemic to the Sacramento-San Joaquin Delta in coastal and brackish waters. Occurs seasonally in Suisun and San Pablo bays. Spawning usually occurs in dead-end sloughs and shallow channels.	None. No suitable aquatic habitat onsite.
Longfin smelt <i>Spirinichus thaleichthys</i>  Fed: - State: CSC Other: -	Endemic to the lower reaches of the Sacramento-San Joaquin River system. Inhabits open waters in the Delta and Suisun Bay. After spawning, larvae are carried downstream to brackish nursery areas.	None. No suitable aquatic habitat onsite.
Sacramento splittail <i>Pogonichthys macrolepidotus</i>  Fed: FT State: CSC Other: -	Found in: (1) the Delta, (2) Suisun Bay, (3) Suisun Marsh, (4) Napa River, (5) Petaluma River, and (6) other parts of the Sacramento-San Joaquin Estuary. Requires flooded vegetation for spawning and rearing.	None. No suitable habitat present. Site located outside of current range.
Sacramento perch <i>Archoplites interruptus</i>  Fed: - State: CSC Other: -	Historically found in slow-moving rivers, sloughs, and ponds in the Central Valley.	None. No suitable habitat present. Site located outside of current range.
<b>Amphibians</b>		
California tiger salamander <i>Ambystoma californiense</i>  Fed: FT State: CT Other: -	Occurs in annual grassland habitat (<1500 feet) and occasionally in grassy understorey of valley-foothill hardwood habitats where lowland aquatic sites are available for breeding. Breeds primarily in vernal pools.	None. No suitable breeding or upland habitat present onsite. Site located outside of current range of species.
Western spadefoot <i>Spea hammondi</i>  Fed: - State: SSC Other: -	Found primarily in grassland habitats, but may occur in valley and foothill woodlands. Requires vernal pools, seasonal wetlands, or stock ponds for breeding and egg laying. Prefers more turbid pools for predator avoidance.	None. No suitable breeding habitat (vernal pools and seasonal wetlands) present on site.
<b>Reptiles</b>		
Western pond turtle <i>Actinemys marmorata</i>  Fed: - State: SSC Other: -	Inhabits ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Needs suitable basking sites and upland habitat for egg laying.	Possible. Canal that runs through site may be used periodically by individual turtles.

## Appendix D Gateway Park Bridge: Potentially-occurring Special-status Animals

Status*	Habitat	Probability on Project Site
Giant garter snake <i>Thamnophis gigas</i>	Primarily associated with marshes and sloughs, less with slow-moving creeks, and absent from larger rivers. Nocturnal retreats include mammal burrows and crevices. During the day, basks on emergent vegetation such as cattails and tules.	Unlikely. Marginal quality habitat present in study area along canal and adjacent levees. Highly disturbed, regularly managed levee.
<b>Birds</b>		
White-faced ibis <i>Plegadis chiti</i>	Inhabits shallow freshwater marshes. Prefers dense tule thickets for nesting with areas of shallow water for foraging.	None. No suitable foraging habitat present onsite.
Aleutian Canada goose <i>Branta canadensis leucopareia</i>	Winters on lakes, rivers and ponds in the Central Valley, foraging in pastures and grain fields.	None. No suitable foraging or resting habitat present onsite.
White-tailed kite <i>Elanus leucurus</i>	Found in lower foothills and valley margins with scattered oaks and along river bottomlands or marshes adjacent to oak woodlands. Nests in trees with dense tops.	None. No suitable nesting habitat present onsite.
Swainson's hawk <i>Buteo swainsoni</i>	Breeds in open areas with scattered trees; prefers riparian and sparse oak woodland habitats. Requires nearby grasslands, grain fields, or alfalfa for foraging. Rare breeding species in Central Valley.	None. No suitable nesting habitat present. Unlikely for foraging due to the minimal and marginal quality of foraging habitat present along levees in project vicinity.
Western snowy plover <i>Charadrius alexandrinus nivosus</i>	Prefers sandy beaches, salt pond levees, and shores of large alkali lakes. Requires sandy, gravelly, or friable soil for nesting.	None. No suitable nesting habitat present on site. Located outside of species' range.
Mountain plover <i>Charadrius montanus</i>	Winters in California, but does not breed here. Inhabits open grasslands and rolling foothills. Prefers short grass or bare ground, especially grazed areas with burrowing rodents.	None. No suitable habitat present on or near site.
Western yellow-billed cuckoo <i>Coccyzus americanus occidentalis</i>	Inhabits riparian forests along the broad, lower floodplains of larger rivers. Nests in thickets of willows and cottonwoods with an understory of blackberry, nettle, or wild grape.	None. No suitable habitat present onsite.

## Appendix D Gateway Park Bridge: Potentially-occurring Special-status Animals

Status*	Habitat	Probability on Project Site
Burrowing owl <i>Athene cucularia</i> Fed: - State: SSC Other: *	Found in annual and perennial grasslands. Nests in burrows dug by small mammals, primarily ground squirrels.	Possible. Marginal habitat. No evidence of occurrence observed during surveys. Several known occurrences in project region.
Loggerhead shrike <i>Lanius ludovicianus</i> Fed: - State: CSC Other: *	Found in broken woodlands, shrubland, and other habitats. Prefers open country with scattered perches for hunting and fairly dense brush for nesting.	None. No suitable habitat present onsite.
Purple martin <i>Progne subis</i> Fed: - State: SSC Other: *	Breeds in riparian woodland, oak woodland, open coniferous forests. Secondary cavity nester. Requires nest sites close to open foraging areas of water or land.	None. No suitable nesting habitat present on site.
Bank swallow <i>Riparia riparia</i> Fed: - State: CT Other: *	Colonial nester near riparian and other lowland habitats. Requires vertical banks or cliffs with fine-textured, sandy soils near streams, rivers, and lakes.	None. No suitable nesting habitat present on site.
Tricolored blackbird <i>Agelaius tricolor</i> Fed: - State: CE Other: -	Colonial nester in dense cattails, tules, brambles or other dense vegetation. Requires open water, dense vegetation, and open grassy areas for foraging.	None. No suitable nesting or foraging habitat present on site.
<b>Mammals</b>		
Western red bat <i>Lasiurus blossevillii</i> Fed: - State: SSC Other: *	Forests and woodlands up to conifer forests. Roosts primarily in trees and occasionally shrubs.	None. No suitable roosting habitat present on site. Bridge does not provide habitat.
Pallid bat <i>Antrozous pallidus</i> Fed: - State: SSC Other: *	Occurs in grasslands, woodlands, deserts & urban habitats; open habitat required for foraging. Common in dry habitats with rocky outcrops, cliffs, and crevices for roosting. Roosts include caves, mines, bridges & occasionally hollow trees, buildings.	None. No suitable roosting habitat present on site. Bridge does not provide habitat.

## Appendix D Gateway Park Bridge: Potentially-occurring Special-status Animals

*Status	Status*	Habitat	Probability on Project Site
Federal:			
FE - Federal Endangered	CE - California Endangered		
FT - Federal Threatened	CT - California Threatened		
FPE - Federal Proposed Endangered	CR - California Rare		
FPT - Federal Proposed Threatened	CC - California Candidate		
FC - Federal Candidate	CFP - California Fully Protected		
FPD - Federal Proposed for Delisting	CSC - California Species of Special Concern		
	Other:		
	Some species have protection under the other designations, such as the California Department of Forestry Sensitive Species, Bureau of Land Management Sensitive Species, U.S.D.A. Forest Service Sensitive Species, and the Migratory Bird Treaty Act. Raptors and their nests are protected by provisions of the California Fish and Game Code. Certain areas, such as wintering areas of the monarch butterfly, may be protected by policies of the California Department of Fish and Game.		
	WL - CDFG Watch List		