

Meeting Date: 12/3/2013

Report Type: Public Hearing

Report ID: 2013-00575



Title: Expo Parkway Behavioral Healthcare Hospital (Passed for Publication 09/03/2013; Published 08/29/2013, 10/18/2013 and 10/23/2013) [Continued from 10/29/2013 and 11/12/2013]

Location: District 3

Issue: A request to allow the development of a 70,860 square foot acute care psychiatric hospital on approximately 6.78 acres in the General Commercial (C-2-LI-PC) zone located on Expo Parkway south of Slobe Avenue. This request required the City Council approval of a Rezone, Special Permit, Design Review for a new psychiatric hospital, and an Addendum to a Previously Approved Negative Declaration.

Recommendation: Conduct a Public Hearing and upon conclusion pass 1) a Resolution adopting the Mitigated Negative Declaration Addendum and the Mitigation Monitoring Plan for the Expo Parkway Behavioral Healthcare Hospital Project; 2) a Resolution approving the Expo Parkway Behavioral Healthcare Hospital; and 3) an Ordinance rezoning 6.78 gross acres from General Commercial Labor Intensive Parkway Corridor (C-2-LI-PC) Zone to the Hospital Parkway Corridor (H-PC) Zone.

Contact: Gregory Bitter, AICP, Principal Planner, (916) 808-7816; Lindsey Alagozian, Senior Planner (916) 808-2659, Antonio Ablog, Associate Planner, (916) 808-7702, Community Development Department

Presenter: Antonio Ablog, Associate Planner, (916) 808-7702, Community Development Department

Department: Community Development Dept

Division: Planning

Dept ID: 21001221

Attachments:

- 1-Description/Analysis
- 02-Background
- 03-Planning Commission Record of Decision
- 04-Land Use Map
- 05-Public Comments
- 06-Comments and Recommended Conditions from County of Sacramento Department of Community Development
- 07-Community Development Department response to County of Sacramento
- 08-Specific Project Related Impacts
- 09-Environmental Response to Specific Comments
- 10-Traffic Study Assessment
- 11-Signature Healthcare Statement - Patient Admission and Discharge
- 12-Resolution-CEQA
- 13-Exhibit A - Mitigation Monitoring Plan
- 14-Ordinance - Rezone
- 15-Exhibit A - Rezone Map
- 16-Project Entitlements Resolution
- 17-Exhibit A - Site Plan
- 18-Exhibit B - Floor Plan
- 19-Exhibit C - Elevations
- 20-Exhibit D - Aerial Renderings
- 21-Exhibit E - Streetscape Exhibit
- 22-Exhibit F - Perimeter Fencing
- 23-Expo Behavioral Hosp Addendum with Attachments

City Attorney Review

Approved as to Form
Jeffrey Heeren
10/24/2013 10:43:02 AM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Russell Fehr
10/11/2013 11:55:07 AM

Approvals/Acknowledgements

Department Director or Designee: Max Fernandez - 10/17/2013 11:22:41 AM

Attachment 2 – Background

The subject site is currently vacant and zoned for commercial uses (C-2-LI-PC). There are street improvements along Expo Parkway. Paved access to the American River Bike Trail and a drainage channel run the length of the western property line. There is a mix of office and light industrial uses to the east and west, and a hotel to the north. The American River Parkway is to the south of the project site on the opposite side of the levee.

On March 10, 2005, the Planning Commission approved a Tentative Map and Special Permit for the Expo Parkway Office project (P04-133). The project consisted of the current subject site and a parcel on the north side of Expo Parkway that is still vacant. The project proposed five office buildings that totaled approximately 60,000 square feet on the subject site. This project was never completed and the project site remains undeveloped.

Land Use

The applicant is proposing to construct and operate an acute care psychiatric hospital at the subject location. The subject site is currently vacant and is surrounded by a mix of commercial and light industrial uses. There are no residential uses adjacent to the proposed facility and the nearest residential use is approximately a quarter mile to the north. The site is currently zoned General Commercial (C-2) with Labor Intensive (LI) and Parkway Corridor (PC) overlays.

The proposed hospital will be a 120 bed acute care psychiatric facility that will serve those in need of alcohol and substance abuse treatment, as well as treatment for other mental and behavioral illnesses. This facility will be a private hospital and not operate as a “walk-in” clinic. Patients who are being treated at the facility will have their own health insurance. The typical patient would stay at the facility between three days and two weeks. Invasive medical procedures would not occur at the facility, and no bio hazardous materials would be produced. Though the hospital will operate 24-hours a day, seven days a week, the facility also incorporates an outpatient therapy and counseling component that will serve 20-30 people a day during normal business hours. Patients will generally arrive by friends and family, but a 24-hour-a-day ambulance drop off is provided. Patients will generally not have their own vehicles. The facility will provides transportation services for the outpatient and counseling component of the operations.

The facility will have approximately 210 employees who will work in three shifts. The day shift will have 90 employees while the night shift will have 70 employees. There will be 50 employees for the overnight shift.

Section 17.24.030 of the zoning code permits major medical facilities (hospitals) only in the Hospital (H) zone with the issuance of a Special Permit. The applicant will be rezoning the subject site to the H zone to accept the proposed facility. With this Rezone, the Parkway Corridor overlay will remain, but the Labor Intensive (LI) overlay will be

removed. The LI overlay will be removed as the newly adopted Zoning Code no longer sets forth specific development standards for development within the overlay zone (Section 17.320). The Parkway Corridor has been retained in the new Zoning code and the overlay will remain on the subject. The resulting zone for the site will be H-PC. The Parkway Corridor Overlay Zone provides development standards that include height and setback requirements related to the parkway levee. The overlay does not prohibit the proposed hospital land use. The rezoning of the site is consistent with the General Plan goal to provide expanded emergency health services throughout Sacramento, especially north of the American River.

Public Comments

On June 27, 2013, the Planning and Design Commission voted unanimously to forward the requested entitlements to the City Council with a recommendation for approval with no opposition recorded. On August 29, 2013, a community meeting to discuss the project was held at the Woodlake Clubhouse. Approximately 80-100 residents were in attendance at the meeting. Most of those who spoke at the meeting had concerns about the project and were opposed to the proposed psychiatric hospital. Among the concerns were:

- Impact of traffic created by the proposed facility
- A lack of outreach to the Woodlake community regarding the project
- Concerns related to security and patients walking through the Woodlake neighborhood to access light rail.
- Lack of nearby public transportation.
- Proximity of the facility to railroad tracks
- Proximity of the facility to American River Parkway access and Utilities drainage facilities.

With regards to traffic impacts, a Traffic Study Assessment was performed by the Public Works Department to determine the expected traffic volume of the proposed hospital (Attachment 10). It was concluded that the proposed hospital produced fewer peak hour vehicle trips than the previously approved office development. Since hospital produced fewer trips than the previously analyzed project, it was determined that a Traffic Impact Analysis was not required for the project. Though a Traffic Impact Analysis was not required of the project, the proposed hospital is still be required to construct all frontage improvements on Expo Parkway, and to make a fair share contribution toward a future signalized intersection at Slobe Avenue and Expo parkway intersection.

In terms of project noticing, early notices were sent to the Point West Area Transportations Management Association, Woodlake Community Association, North Sacramento Chamber of Commerce, and the Del Paso Boulevard Partnership. No comments were received in response to the early notice. Public hearing notices were

mailed to property owners within 500 feet of the subject site and to the neighborhood groups that received early project notifications. Staff did not begin receiving public comments on the project until after the Planning Commission had made a recommendation on the project and voted to forward it to the City Council for a decision.

Staff has received a number of letters from concerned citizens. Many of the concerns echo the safety and security concerns heard at the public meeting. The project has been reviewed by the Police Department with respect to public safety. The project proponent has agreed to the conditions of approval that have been put in place to provide for a secure facility (Attachment 16). The facility will be a private facility with a majority of the patients arriving with family/friends by private vehicle. The nearest light rail stop is nearly three-quarters of a mile to the north at Arden Way. Staff does not believe that patients will make regular use of light rail to get to the facility, or upon discharge. Additionally, the proposed operator, Signature Healthcare Services, has submitted a statement related patient admissions and discharges, and patient care (Attachment 10)

In addition to the letters citing safety and security concerns, a letter was submitted listing specific concerns related to the original project's Mitigated Negative Declaration and the Addendum to the Mitigated Negative Declaration (Attachment 8). Some of these specific concerns were:

- Fire Department access to the Parkway and access to Sump 151;
- The existence of a Union Pacific railroad spur line adjacent to the site; and
- The impact of storm water runoff from the site;

The full list of specific concerns had been reviewed by City Staff. The response to these items can be found in Attachment 9.

On October 23, 2013, a second community was held at the Woodlake Clubhouse. Approximately 50-60 community members were in attendance. Similar to the initial community meeting, the discussion focused on the security and operations of the proposed facility. The project applicant was not in attendance at this meeting, but security conditions, as proposed by the applicant, were presented to those in attendance. The additional conditions, forwarded to staff by the applicant for inclusion in the Special Permit conditions of approval are as follows:

- 1) Applicant shall provide onsite security 24-hours per day, seven days per week at the project site, as well as offsite security patrols twice daily between 6:00a.m. and 6:00p.m.

At the end of two years from the date of commencement of operations, the Planning Director shall evaluate the need for continued offsite security patrols and may determine that continued offsite security patrols are unnecessary. The

Planning Director's determination shall be based on the following standards:

- (a) the nature of any security related incidents that occurred offsite during the prior two year period, which involved patients of the facility;
- (b) the number of any security related incidents that occurred offsite during the prior two year period, which involved patients of the facility; and
- (c) the location of any security related incidents that occurred offsite during the prior two year period, which involved patients of the facility.

Based on the factors above, the Planning Director shall determine whether there is a continuing need for offsite security patrols. In the event that the Planning Director determines that continued offsite security patrols are necessary, the Applicant shall continue to provide offsite security patrols for an additional two year period. The Planning Director shall make a determination as to the continued need for offsite security patrols every two years consistent with the standards provided for above.

- 2) Applicant shall provide up to one thousand dollars (\$1,000) of funding to the Woodlake Neighborhood Association on an annual basis for purposes of obtaining the necessary City permits that are required to allow security patrol service providers the ability to carry firearms into Woodlake Park.
- 3) On an annual basis, Applicant shall participate in volunteer efforts to assist with periodic clean-up along the portion of the American River Parkway near the project site.

These conditions were prepared by the applicant for review and acceptance as conditions of approval for the requested Special Permit. These conditions are meant address the concerns voiced by the residents of the Woodlake neighborhood as they relate to security, project operations and impacts to the adjacent American River Parkway. These conditions can be found in the Special Permit Conditions of Approval (Attachment 16).

Site Plan/Design

Site Plan: The subject site is currently vacant. There are street improvements along Expo Parkway. Paved access to the American River Bike Trail and a drainage channel run the length of the western property line. The hospital facility will be located in the center of the site surrounding by a surface parking lot. Development of the site will not affect the existing American River trail access.

The subject site is located within the Suburban Parking district. This district requires that the facility provide a minimum of one space per patient bed. The 127 space parking lot meets this requirement. The parking lot and associated driveways and maneuvering

areas ring the facility. Most of the parking is located on the north and east sides of the building, but there will be an area with a limited number of parking stalls at the southwest corner of the site.

Vehicular access to the site will be via two driveways that will provide access to Expo Parkway. Both driveways will allow full access to the public street. The main entrance to the facility will be along the north side of the building. There will be a main entry with an adjacent intake/entry area that can accommodate ambulances. There will be a secondary entry towards at the west side of the building that will accommodate outpatient services. The loading dock and central plant area will be located on the back side of the building away from view from the public street.

An ample landscaping buffer surrounding the building and parking lot will be provided. Portions of the landscaped area will be used as vegetated swales to assist in site drainage. Patients will have only have access to exterior areas that are protected by a secondary seven-foot tall privacy wall adjacent to the hospital building.

Building Plan: The applicant is proposing a 70,860 square foot psychiatric hospital with 120 beds. The facility will be divided into six nursing units, each with approximately 20 beds. Most rooms will be semi-private with two beds per room. Each room will have its own toilet and shower area. Each of the nursing units will have its own accessible private room. In addition to the nursing units, the hospital will feature an administration area and a 24-hour patient intake department. The facility will also provide several patient service areas including a gymnasium, classrooms, pharmacy, outdoor dining courtyards, and a full commercial kitchen and dining room that will also serve staff and visitors.

Aside from the nursing units, the northwest portion of the building will house an outpatient component. This component is expected to serve between 20-30 persons per day though ongoing group therapy and treatment for patients who have been discharged and no longer require acute care.

Architectural Design: The project site is located within the North Sacramento Design Review area. Design Review has determined that the office building design complies with the intent of the North Sacramento Design Guidelines. The original project submittal was generally consistent with the design guidelines in terms of massing, articulation, and glazing. The original elevations proposed the use of a mix of stucco, metal panels, and smooth and rough faced concrete masonry. Staff recommended that the applicant consider replacing the concrete masonry with a material that was comparable to a brick finish. The applicant complied with this recommendation by changing the exterior to a Quick-Brik masonry material that will have the look of traditional brick.

In addition to the change of materials, the applicant has broken up the upper, stucco finished portion of the building. The upper parapet has been reduced to what is needed to adequately screen the rooftop mechanical equipment, and reveal/score lines have been added to break up the vertical and horizontal mass of the upper wall.

The amendments made to the building elevations have resulted in a design that is supported by staff. The new Quick-Brik material provides for a high quality finish and the modifications to the upper parapet improve the overall massing of the structure. The proposed building is consistent with the North Sacramento Design Guidelines and compliments the existing development surrounding the site. The final material also meets the PC Overlay requirement for exterior materials to be composed mainly of natural earth-toned, stone, rock, masonry, or other material.

Fencing/Landscaping: The PC overlay requires a wall or fence at least six feet tall to be constructed where the property is either adjacent to, or includes the reference line that is defined as a line that is offset 10 feet from the toe of the levee. This situation occurs at the rear property line. The applicant had originally proposed a 10 foot solid masonry wall at the east, west, and south property lines to fulfill this requirement and to provide a secure site. While staff did not object to the wall, staff recommended including a change of materials to break up the height and bulk of the wall. The applicant responded by redesigning the wall to have a solid lower portion and an upper portion of wrought iron. Masonry pilasters would also be included every 15 feet. Staff believes the redesigned fence is more aesthetically appealing than the original approval while still providing security for the facility.

The PC Overlay also requires a landscape planter of at least 10 feet wide be provided adjacent to the landward side of the fence or wall. The 10 foot landscape planter has been provided per this requirement.

Conclusion

Staff recommends that the City Council approve the request to establish a 120 bed acute care psychiatric facility. The building's design has been modified to be consistent with the North Sacramento Design Guidelines and the Parkway Corridor Overlay zone and will complement the architecture of the surrounding development. The project is consistent with the General Plan Suburban Center Designation and is compatible with the surrounding commercial and light industrial uses. The project has also been conditioned to provide the appropriate security measures to ensure the ongoing safety of the project operations and the applicant has offered additional security measures, to be included as conditions of approval, to mitigate concerns related to security.

Attachment 3 – Planning Commission Record of Decision



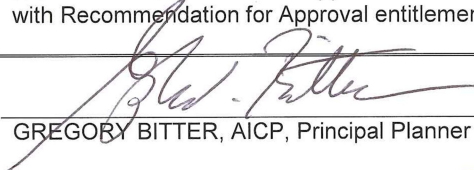
CITY OF SACRAMENTO PLANNING AND DESIGN COMMISSION RECORD OF DECISION

300 Richards Boulevard, Sacramento, CA 95811

Project Name:	Expo Parkway Behavioral Healthcare Hospital		
Project Number:	P13-011		
Project Location:	1400 Expo Parkway		
Assessor's Parcel No.:	275-0310-022		
Applicant:	Signature Healthcare Services, LLC., c/o Ryan Hooper, Law Offices of Gregory D. Thatch, 1730 I Street, Ste. 220 Sacramento, CA 95811.		
Action Status:	Forwarded to City Council with Recommendation for Approval	Action Date:	6/27/2013
REQUESTED ENTITLEMENT(S):	Item A: Addendum To Mitigated Negative Declaration; Item B: Mitigation Monitoring Plan; Item C: Rezone of approximately 6.78 acres from the General Commercial, Labor Intensive, Parkway Corridor (C-2-LI-PC) Zone to the Hospital Parkway Corridor (H-PC) Zone; Item D: Special Permit to construct a 70,860 square-foot acute care psychiatric hospital; Item E: Design Review for a new 70,860 square-foot commercial building.		

ACTIONS TAKEN: On June 27th, 2013, the Planning and Design Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval: Forwarded to City Council with Recommendation for Approval entitlements A through E.

Action certified by:


GREGORY BITTER, AICP, Principal Planner

Sent to Applicant: July 2, 2013

By: 
ANTONIO ABLOG, Associate Planner

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary

entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

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

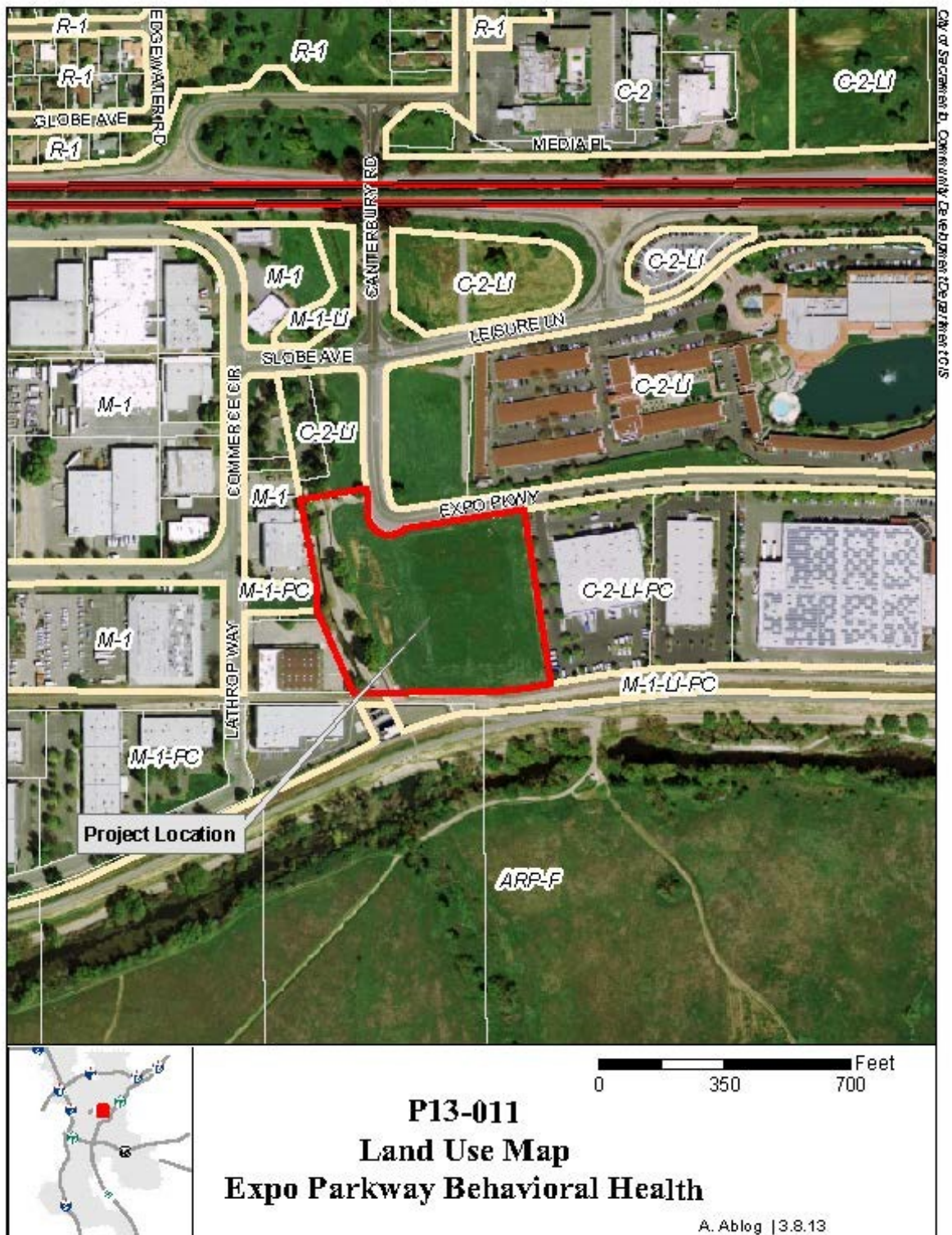
Appeals of the Planning And Design Commission decision of this item to the City Council must be filed at 300 Richards Boulevard, 3rd Floor, within 10 calendar days of this meeting, on or before July 8, 2013. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings of Fact For Expo Parkway Behavioral Healthcare Hospital (P13-011) 1400 Expo Parkway

- A.** The Planning and Design Commission has reviewed and considered the information contained in the Mitigated Negative Declaration and Addendum for the Project in making the recommendations set forth below.
- B.** The Planning and Design Commission has reviewed and considered the information contained in the Mitigation Monitoring Plan for the Project in making the recommendations set forth below

- C. The Planning and Design Commission recommends approval and forwards to the City Council the **Rezone** for the Project as set forth in Attachment 3.
- D. The Planning and Design Commission recommends approval and forwards to the City Council the **Special Permit** to construct a 70,860 square foot acute care psychiatric hospital as set forth in Attachment 4.
- E. The Planning and Design Commission recommends approval and forwards to the City Council the **Design Review** for a new 70,860 square foot acute care psychiatric hospital in the North Sacramento Design Review District as set forth in Attachment 4.

Attachment 4 – Land Use Map



Antonio Ablog

From: Ed Hight <edhight@yahoo.com>
Sent: Friday, October 04, 2013 9:56 AM
To: Antonio Ablog; Mayor Johnson; Angelique Ashby; Allen Warren; Steve Cohn; Steve Hansen; Jay Schenirer; Kevin McCarty; Darrell Fong; Bonnie Pannell
Cc: rhmacaulay@aol.com; dotlem44@yahoo.com; dutch@DutchFalconi.com; epitome@surewest.net; egaffney@hotmail.com; eloise@lanset.com; huckaby@surewest.net; fvacosta06@hotmail.com; gmiller7701@yahoo.com; twirtz@surewest.net; unfinityorbust@gmail.com; slewis6346@gmail.com; nebtree@gmail.com; lanak@surewest.net
Subject: The Expo Parkway Behavioral Healthcare Hospital, aka Signature Healthcare Services, LLC, aka 120-Bed Psychiatric Hospital

Dear Sir's and Madam's,

I am here by stating for the record my vehement opposition for the construction and institution of the above mentioned [120-Bed Psychiatric Hospital] being considered at or near Expo Parkway, Sacramento, California, adjacent to the Woodlake neighborhood.

As I believe the arguments are multiple and many I have heard are well articulated expressing a similar opposing sentiment as I believe to be resonating with sound reasoning, I will therefore herein merely provide bullet points consisting in large part what I believe, for myself, to be hard and fast points of unresolved contention:

- Safety - There is more evidence indicating the introduction of unsafe and unstable elements than to the contrary. This project represents unnecessary elements of risk.
- Equity - There is nothing about this proposed project that will add to the diminished equity to-which I desperately cling, and many aspects that will compromise, challenge or otherwise cause real and sustained damage to my current equity.

I urge and challenge you to hear the voice of the people and strike this project from the currently proposed location.

Sincerely

Ed Hight
588 Southgate Road
Sacramento, CA 95815-3849
(916) 752-6288
edhight@yahoo.com

Antonio Ablog

From: Ed Hight <edhight@yahoo.com>
Sent: Friday, October 25, 2013 10:24 AM
To: Steve Cohn
Cc: Sue Brown; Mayor Johnson; Council-Members; John F. Shirey; Daniel Conway; Council_DD-ALL; David Kwong; Antonio Ablog; Lindsey Alagozian; Gregory Bitter; gmiller7701@yahoo.com
Subject: Proposed Behavioral Healthcare Hospital - STOP THE MADNESS

To those whom it concerns,

In review of the evidence it has become glaringly evident that the monitory benefits to local government outweigh the viable concerns of and impact to the constituents and residents of the "Woodlake" neighborhood. In short local government appears to be more concerned with the anticipated taxable corporate revenue than doing the right thing, otherwise there is simply no justifiable reason for the dialog to persist.

I have not heard one good argument why the proposed facility is perceivably a good idea, yet I have heard multiple, sound and reasonable arguments why this facility does not belong in Woodlakes' back yard. There is no reason for the debate to continue except that the decision has already been made and the current attempts are merely to appease.

These tactics come as no surprise, it would just be something new to hear an admission of the truth rather than to be falsely manipulated yet again.

Get ready to swallow hard Woodlake, if you think you can stop this revenue stream you are kidding yourself.

In my humble opinion.

Ed Hight
Sacramento, CA
(916) 752-6288
edhight@yahoo.com

Antonio Ablog

From: csm3@surewest.net
Sent: Thursday, October 03, 2013 8:13 PM
To: Allen Warren; Steve Cohn
Cc: Steve Hansen; Jay Schenirer; Kevin McCarty; Bonnie Pannell; Antonio Ablog; Angelique Ashby
Subject: Proposed Signature Healthcare Psychiatric Hospital

Sacramento City Council,

As a Woodlake neighborhood resident I would like to voice my opposition to the Signature Healthcare Psychiatric Hospital proposed near our neighbor. After initially being neutral on it I am now opposed due to further research into the discharge policy, bike trail access, and reputation of company which all have a negative affect on our neighborhood. I urge you to give our neighborhood a break.

Charles Metzinger

Antonio Ablog

From: Barbara Hopper <bhop70@hotmail.com>
Sent: Thursday, October 03, 2013 2:29 PM
To: Allen Warren
Cc: ashby@cityofsacramento.org; Antonio Ablog; Steve Hansen; Jay Schenirer; Steve Cohn
Subject: Psychiatric hospital near Woodlake

Sent from Windows Mail

I was not opposed to the psychiatric hospital at first because I know we need many such places for people with mental problems and addictions, but I am not in favor of this particular company being considered.

After reading all the reports about safety violations and lawsuits for Medicare fraud against this company (Signature Healthcare Services) planning a new facility near my home in Woodlake, I am appalled to think they are even being considered for this prime piece of real estate... someone getting a money advantage must be the reason, as it certainly won't enhance our area to have a facility that can potentially cause a lot of trouble for us and for regulators. Please give us a rest from another trouble for our area.. the homeless and the crime and the casino we didn't want are enough for now. There must be a fine, legitimate business that would like to move into that beautiful spot that is one of our last wild meadows home to purple thistle and red-winged blackbirds.

Antonio Ablog

From: lolaa@winfirst.com
Sent: Thursday, September 26, 2013 6:01 PM
To: Steve Cohn; Sue Brown
Cc: rhooper@thatchlaw.com; Daniel Savala; Antonio Ablog; Allen Warren; rhmacaulay@aol.com; unfinityorbust@gmail.com; wdfarrell@hotmail.com
Subject: Re: Proposed Psychiatric Hospital

Mr. Cohn, thank you for conveying the invitation to Sta Rosa.

Most neighbors in our network are already familiar with Signature Healthcare business and patient care practices from a series of articles in the Los Angeles Times.

You and Mr. Warren knew of this planned hospital in the Woodlake area as early as February but waited seven months before deciding to respond to community protests with a meeting in late August. Your silence during this half a year has contributed to a sharp divide in our community where neighbors do not know whom to believe. Even the president of our neighborhood association knew about this planned hospital project in February; and he too kept this information from our neighborhood.

And even if this hospital is built nearby, it is unclear whether the divide in our community will soon heal. All I know is the first time an incident of patient rape, suicide, patient abuse, attempted escape, or burglary by a drug rehab out-patient occurs, our community will never be the same again, always waiting for next incident of this kind to occur.

Costco and Apria Health Care are businesses that help unite our community; the Signature Healthcare psychiatric hospital, on the other hand, is the type of business enterprise that is dividing our community. Our neighbors at the corner of Forrest and Woodlake Drive already lost a sale for their home because a buyer discovered that this hospital was being planned nearby. Even our neighborhood association newsletter is censoring all comments it prints from using the term "psychiatric hospital" for fear it might frighten neighbors and deter interested home buyers.

In closing, I look forward to receiving the revised Planning Commission report addressing the Negative Declaration issues identified by our neighbor Tom Powell as well as other issues.

Lola Acosta

----- Original message -----

>Date: Thu, 26 Sep 2013 23:34:53 +0000
>From: Steve Cohn <SCohn@cityofsacramento.org>
>Subject: Proposed Behavioral Healthcare Hospital
>To: Sue Brown <SBrown@cityofsacramento.org>
>Cc: "rhooper@thatchlaw.com" <rhooper@thatchlaw.com>, Daniel Savala <DSavala@cityofsacramento.org>, Antonio Ablog <AAblog@cityofsacramento.org>, Allen Warren <AWarren@cityofsacramento.org>
>

> Thank you for participating in the community meeting
> hosted by Councilmember Warren and me on Thursday,
> August 29, 2013, regarding the Behavioral Healthcare
> Hospital proposed by Signature Healthcare at Expo
> Parkway and Slobe Avenue.
>

> In response to concerns voiced at the meeting about
> the lack of adequate notice and time to prepare
> comments for the City Council meeting previously
> scheduled for September 10, 2013, Councilmember

> Warren and I arranged for the item to be postponed
> for several weeks. We will send you an email update
> once a date is set.
>
> Attached is a letter from Signature Healthcare that
> is being mailed to the neighborhood with information
> inviting you to visit a similar facility in Santa
> Rosa on October 8, 2013. Also attached is the June
> 27, 2013 Planning Commission staff report referenced
> in the letter.
>
> Thank you for your interest in this important
> community issue. If you have any questions or
> comments, feel free to contact me at
> scohn@cityofsacramento.org or 916-808-7003.
>
> Steve Cohn
>
> Councilmember, District 3
>
> City Hall 915 "I" Street | Sacramento, CA 95814 |
>
> Phone 916.808.7003 | fax 916.264-7680
>
> scohn@cityofsacramento.org |
> www.cityofsacramento.org/council
>
>
>
>
> _____
>SignatureLetter 9,23.13.pdf (1777k bytes) _____
>P13-
011_Behavioral_Healthcare_Hospital_Expo_Parkway_6920_KB.pdf
(9469k bytes)

Antonio Ablog

From: Tree <riverparkmsn@earthlink.net>
Sent: Wednesday, October 09, 2013 3:54 PM
To: Allen Warren
Cc: Antonio Ablog
Subject: EXPO PKWY PSYCH HOSPITAL THREAT

Dear Sirs:

I want to make it known that our family is horrified at the idea of the possibility of that psych hospital which is attempting to get permission to be built near our wonderful Woodlake area.

There is a whole host of ills that is part and parcel to the 'Psych/Pharma - Industry', which needs reform on a far larger level than just Woodlake.

But as a resident of Woodlake - it makes the potential proximity of this one hit home. Thus I am speaking out to you in hopes you will halt it in its tracks by voting NO on allowing it.

To make it short - this "industry" and this particular hospital chain is rife with corruption and malpractice. I am sure you can look into their records and see what I am referring to.

The biggest threat I see is they push people out onto the street who have been treated with psychiatric drugs that are KNOWN and DOCUMENTED to be connected to VIOLENCE.

I am sure you can do your own homework on this - but one very good link is www.cchrint.org. You can find much documentation there on the connection between every single random incidence of violence of mass shootings - connected to schools, malls, now the Naval Yard etc. and the PSYCH DRUGS they were on.

It gives me chills to walk past our elementary school on Southgate on my morning walk and imagine some poor patient, made crazed by these horrible drugs, walking right on it and shooting those kids and teachers up.

I am not being "dramatic" - I can imagine many possible additional scenarios that perhaps are not as 'headline making', but horrifying nonetheless that are not far stretches of the imagination which could endanger our neighborhood.

I would say that I would feel this way about ANY psych hospital - but it is even more clear that this particular chain of hospitals is very far from ethical and thus it underscores why it needs to be stopped.

If you want any links or documentation about this hospital chain I can provide - but I bet you are already on it.

Thanks for hearing me.

*Sincerely -
Teresa Nebeker and family
170 Baxter Ave.
Sacramento - 95815*

Antonio Ablog

From: Bill L <wcl99@yahoo.com>
Sent: Sunday, October 13, 2013 6:56 PM
To: Mayor Johnson; Angelique Ashby; Allen Warren; Steve Cohn; Sharon Hanson; Jay Schenirer; Kevin McCarty; Darrell Fong; Bonnie Pannell; Antonio Ablog
Subject: Signature Healthcare Psychiatric Facility

Mr, Mayor, Council members, Associate Planner

My concerns about the proposed building of a Psychiatric Facility on the border of District 1 and District 2 in Sacramento:

1. Since there will be individuals checked into the facility who have various levels of psychiatric problems, it is my understanding that there will be a 10 foot high wall on three sides of the perimeter of the facility. I've been told that there may also be another inside seven foot chain-link fence. To me it is obvious that you are concerned about patients going absent without proper authorization. Should this occur:

- a. Do you have detailed plans on how to find and return these individuals?
- b. Do you have sufficient personnel to immediately go into the surrounding neighborhoods and search for that person?
- c. Do you have an agreement with the city of Sacramento to obtain their help in finding this person?
- d. If this person was deemed dangerous when admitted to your facility, what plans do you have to protect the surrounding community?

Please do not provide a verbal answer such as "We have sufficient personnel", and "We do have plans". Please present those statistics and plans to the council and to the community for review.

My second concern is whether you will try to house some patients outside your facility in group homes in the neighborhood. If you do, I strongly object to their being housed in the Woodlake community. Woodlake is an older community with many elderly residents, many of whom live alone. If you do plan to house them in Woodlake, I would request you provide answers to these questions:

- a. What plans do you have to ensure those in group homes are highly supervised and will not be a problem in the neighborhood.
- b. Do you have detailed plans on how to find and return these individuals should they walk away from the group home?
- c. Do you have sufficient personnel to immediately go into the neighborhood and search for that person?
- d. Do you have an agreement with the city of Sacramento to obtain their help in finding this person?
- e. If this person was deemed dangerous when admitted to your facility, what plans do you have to protect the neighborhood?

If you say you will not house patients in group homes in the community, would you provide that in writing in the contract between the facility and the city. A simple statement such as "Signature

Healthcare nor any subcontractor companies SHALL NOT house patients in the Woodlake neighborhood” should suffice.

How do you plan to handle indigent patients? After you have treated them, will you let them walk out the front door? If so, they will go to the nearest neighborhood. Totally unacceptable! Will you provide them with transportation to somewhere? Where will that be? I hope you will not dump them in some neighborhood or street corner.

Looking forward to your written answers.

Thank you,

A Concerned Woodlake Resident

"Don't find fault, find a remedy"

Henry Ford (1863 - 1947), American businessman, founder of the Ford Motor Company

Department of
Community Development
Lori A. Moss, Director



Divisions
Administrative Services
Building Permits & Inspection
Code Enforcement
County Engineering
Economic Development & Marketing
Planning & Environmental Review

November 19, 2013

Mr. Max Fernandez, Director
Community Development Department
City of Sacramento
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

Subject: Expo Parkway Behavioral Healthcare Hospital (File Number P13-001)

Dear Mr. Fernandez:

This letter is the County of Sacramento's comments on the above mentioned project in advance of the City Council's meeting of December 3, 2013. I would like to express our appreciation to the City for meeting with Sacramento County Department of Health and Human Services Director Sherri Heller and Behavior Health Services Director Dorian Kittrell on two occasions regarding the project. I am told that the meetings were useful with informative dialogue and candid discussions. Sacramento is currently the home of three similar hospitals. It is our preference that the proposed project not be permitted here; however, if it is the County strongly recommends that the following conditions of approval be added to the Special Permit.

- 1) Signature Healthcare agrees to enter into a patient intake contract with the County on the same terms as the County's contracts with Heritage Oaks Hospital, Sierra Vista Hospital and Sutter Center for Psychiatry.
- 2) Signature Healthcare agrees to provide or cause to be provided transportation to all patients, who have been provided assessment or treatment at the Signature Health Psychiatric facility, to their residence or follow-up treatment facility and to ensure appropriate continuity of care, discharge planning, and aftercare services have been arranged for the individual.
- 3) Signature Healthcare will contribute to and/or participate in local education efforts or institutions that provide programming to expand the psychiatric and clinical workforce in Sacramento County (e.g., Licensed Clinical Social Work Programs, Psychiatric Residency Programs, Licensed Psychiatric Technician Program, and Psychiatric Nursing Programs).

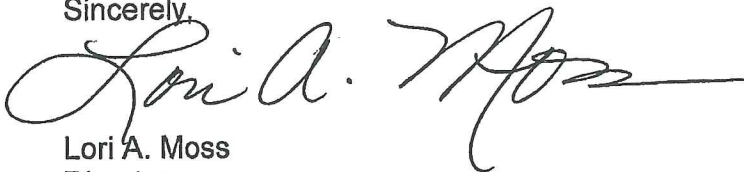
700 H Street, Sixth Floor • Sacramento, California 95814 • phone (916) 874-2558 • fax (916) 874-4390
www.development.saccounty.net

- 4) Signature Healthcare shall reimburse County for all ancillary costs related to certification hearings and other legal proceedings related to inpatient psychiatric care. This includes, but is not limited to, certification hearing officers, Writs of Habeas Corpus and Riese Hearings and Patient's Rights oversight.
- 5) Signature Healthcare shall provide a minimum of \$25,000 annually to the American River Parkway Foundation to assist with parkway clean-up efforts in close proximity to the proposed facility.

We remain concerned about the need for a facility of this type in Sacramento County, where more than one-third of the inpatient psychiatric beds in private hospitals are already filled with out-of-county residents. For this reason, Sacramento County recommends that the City's consideration and approval, if granted, of the proposed rezone and special permit include the conditions of approval listed above.

If you have any questions regarding this matter, please contact me or Dorian Kittrell at (916) 875-9904.

Sincerely,



Lori A. Moss
Director

cc: Sacramento County Board of Supervisors
Bradley Hudson, County Executive, Sacramento County
Sherri Heller, Director, Sacramento County DHHS
Dorian Kittrell, Director, Sacramento County Behavior Health Services

November 25, 2013

Lori A. Moss, Director
Department of Community Development
County of Sacramento
700 H Street, Sixth Floor
Sacramento, CA 95814

Subject: Expo Parkway Behavioral Healthcare Hospital (P13-001)

Dear Ms. Moss:

In your letter of November 19, 2013, regarding the proposed Expo Parkway Behavioral Healthcare Hospital (copy attached), the County strongly recommends that the City impose five conditions of approval. Having reviewed the relevant statutes and cases, we have determined that the recommended conditions fall outside the City's land-use authority over this project.

The County has certification authority for lockdown status and enters into intake contracts with such facilities. Perhaps the County could impose the desired conditions itself through its regulatory and contractual authority.

Feel free to contact me or David Kwong at (916) 808-2691, if you have any questions regarding this matter.

Sincerely,



Max Fernandez
Director, Community Development
City of Sacramento
916-808-7940

cc: City of Sacramento Mayor and Council
Sacramento County Board of Supervisors
John F. Shirey, City Manager

James C. Sanchez, City Attorney

Samuel D. Somers Jr., Chief of Police

David Kwong, Planning Director

Bradley Hudson, County Executive, Sacramento County

Sherri Heller, Director, Sacramento County DHHS

Dorian Kittrell, Director, Sacramento County Behavioral Health Services

Attachments: November 19, 2013 Letter from Lori Moss.

Antonio Ablog

From: thomas powell <unfinityorbust@gmail.com>
Sent: Thursday, October 03, 2013 12:03 PM
To: Antonio Ablog
Cc: Mayor Johnson; Angelique Ashby; Allen Warren; Steve Cohn; Steve Hansen; jshenirer@cityofsacramento.org; Kevin McCarty; Darrell Fong; Bonnie Pannell; Ryan Hooper; metro@sacbee.com; raheem@newsreview.com
Subject: Expo Parkway Behavioral Hospital

OPEN LETTER TO MR. ANTONIO ABLOG, SACRAMENTO PLANNING & DESIGN DEPT.
REGARDING THE EXPO PARKWAY BEHAVIORAL HEALTHCARE HOSPITAL

October 1, 2013

Mr. Antonio Ablog

Associate Planner

Sacramento Planning & Design

300 Richards Blvd.

Sacramento, CA 95811

Dear Mr. Ablog,

I am writing to you on behalf of Woodlake Neighbors Creating Transparency in regards to the proposed Expo Parkway Behavioral Hospital.

Following the public meeting of August 29, 2013, we submitted a list to Councilmen Cohn and Warren of ten safety and infrastructure issues that were not sufficiently addressed in the 2005 Mitigated Negative Declaration that the Planning Commission relied upon in its decision to forward the zone change request to the

City Council. Councilman Warren forwarded our ten concerns to you, but if for some reason you did not receive them, they are included again below.

The Addendum To An Adopted Mitigated Negative Declaration (Addendum) dated June 14, 2013 is a particularly problematic document. The graph on page 15, Items 4-A and 4-B, Changes in absorption rates of surface water and Flooding are both checked as “less than significant.” If 90% of the 5.34 ac. of developable land is covered by roof and parking lot asphalt, that statement of fact is completely ludicrous. On page 25, Question C it states, “Existing road infrastructure provides adequate emergency access to the proposed project site. The project proposes new driveways to provide emergency access. The project site will be designed to the appropriate City standards. Therefore potential emergency access impacts are considered to be less-than-significant.” In regards to the ten safety issues we have raised, especially #7 Fire Department access to the Parkway and #4 emergency vehicle access to Sump 151 for flood control, this statement is also unbelievable. Access to the hospital site, itself, will be hindered by the 10 foot wall enclosing it which is not considered in either the MND or the Addendum, but more critically, emergency access to the pump station and the Parkway will be greatly restricted by this development. The enclosure of this critical access point to emergency services by the proposed development greatly impacts the safety of the Woodlake neighborhood which Planning Dept. documents completely ignore.

Furthermore, at the bottom of page 26 the report states, “There are no railroads within or adjacent to the project site...” This is not merely an error; it is a factual lie. A Union Pacific railroad spur to Commerce Industrial Park passes along the entire southern property boundary. The landlocked southwest corner of this parcel is the convergence of many potential and catastrophic problems—fire, flooding, railroad, and utility. In the event of an emergency, how are the 120 patients (many of whom will be heavily drugged) and the 90 staff to be evacuated from this facility? Surely this concern should be addressed at the planning level?

The Mitigated Negative Declaration (MND) of 2005 is for a completely different development project. Claiming that a lock-down, mental health hospital which in its actual design very much resembles a medium security prison within its enclosing wall, its heavy video surveillance, and its internal pod floor plan will have a comparable environmental impact as an office complex is simply not believable. If it were that similar, why would it require a zone change? The 2013 Addendum is an attempt to whitewash the true nature of this facility. It is a document replete with errors, misstatements and glaring omissions, and it is a document ripe for litigation. There is no reason for the Planning Department to be rushing to expedite this development proposal from Signature Health Care. There needs to be a great deal more careful consideration given to this “behavior hospital” than the Planning Department has so far produced.

There is the additional issue of a lack of public transportation to this site. At the August 29 public meeting, Mr. Stam of Signature Healthcare acknowledged that this lock-down psychiatric facility, in addition to private patients, will accept Medicare and Medicaid patients, emergency drop off patients from the Police Department (presumably homeless and county jail detainees) and will provide counseling and outpatient therapy. Many of the clients will need to use public transportation, as will many of the facilities 200 employees. This particular site has no public transportation available. The closest public transportation is the regional light rail service one-half mile away which is only accessible by traversing Woodlake neighborhood. Where is the mitigation strategy for this transportation issue?

This project needs its own MND. The problems we have pointed out cannot be patched up in the stale 2005 MND, or through a whitewashed Addendum. We expect the Planning Department to do proper due diligence in regards to this development proposal. Please respond to this letter and inform us of the Planning Department's intentions.

Sincerely Yours,

Thomas Powell

(916) 549-9110

unfinityorbust@gmail.com

cc

mayor@cityofsacramento.org

aashby@cityofsacramento.org

awarren@cityofsacramento.org

scohn@cityofsacramento.org

shansen@cityofsacramento.org

jshenirer@cityofsacramento.org

kmccarty@cityofsacramento.org

dfong@cityofsacramento.org

bpannell@cityofsacramento.org

rhooper@thatchlaw.com

metro@sacbee.com

raheem@newsreview.com

Included below are ten additional flaws neighbors at Thursday's August 29 Clubhouse meeting identified in the City Planning Commission (CPC) Report regarding the construction of an acute care psychiatric hospital in the Woodlake area. The Mitigated Negative Declaration (MND) that the Planning Commission relied upon in its approval was developed for a completely different project, and it does not address the serious flaws listed below.

1. The Mitigated Negative Declaration (MND) of 2005 submitted for this project is eight years stale. Six office buildings, 60,000 sq ft on two parcels, is not the same animal as one - 70,850 sq ft psychiatric hospital on one parcel.
2. The factual errors of the MND are significant, especially the denial of the Union Pacific Railroad track and parcel along the South property line. What is the status of this spur and can a hospital be zoned alongside a rail spur to an industrial park where chemicals and solvents could be delivered?
3. The zone change request, of itself, should have triggered a new MND automatically. Planning Department has not done proper due diligence.
4. What about the future access of service vehicles to Sump 151 and the pumping station at the SW corner of this parcel? This sump drains the many year-round springs and creeks of the Woodlake neighborhood and pumps the water over the levee which is critical to our flood control.
5. Another flooding concern not adequately addressed by either the Planning Commission Report or the MND is the impact of storm run-off water as 90% of the 5.37 ac net developable land will be roofed or paved.
6. Given the recent fire in the Parkway which almost jumped the levee into Commerce Industrial Park, if that fire had burned behind this hospital, what evacuation plan would there be for the hospital to ensure safety of the 120 patients and to prevent patients in lock-down conditions not to wander away in the commotion? The Fire Dept. and Police Dept. both need to produce new assessments based on locked-down residential occupation of this site which is very different from office use.

7. The ramp across the levee from the pump station leads to the only access road into the Parkway for fire vehicles between the two north-south railroad crossings over the American River (almost 2 miles.)
8. This levee crossing is also the driveway to the radio towers. SMUD uses this access for electricity transmission tower service.
9. The configuration of this parcel restricts the levee access for all emergency and service vehicles to the bike trail along the west side easement.
10. The legal status of the bike trail is not spelled out in the MND. Can this public access be revoked? The bike trail is not adequate to serve as emergency access and service vehicle access. A separate vehicle access to the levee crossing may be required.

Expo Parkway Behavioral Healthcare Hospital (P13-011)

Staff Response to Neighbor Issues with the Environmental Documentation

The City Planning and Design Commission, following a public hearing on June 27, 2013, recommended that the City Council approve the application to construct and operate the Expo Parkway Behavioral Healthcare Hospital (P13-011).

Following the public hearing several community meetings have occurred regarding the project. As part of that process the City received an email from Mike Acosta (a follow-up email was received from Thomas Powell raising similar issues) that stated:

Council Members Warren and Cohn, attached are ten issues identified by WNA member Tom Powell, which he briefly presented at Thursday's [August 29, 2013] Clubhouse meeting. These issues were not addressed in the City Planning Commission (CPC) acute care psychiatric hospital report. The issues in question arise from the fact that the CPC Report was based on an old 2005 Mitigated Negative Declaration (MND), developed for an altogether different project. The final CPC report that goes to the City Council should be based on a new MND that addresses these issues.

The environmental document prepared for the proposed project is an Addendum to a Mitigated Negative Declaration adopted by the City Planning Commission for the Expo Parkway Offices (P04-133) on March 10, 2005. The proposed resolution prepared by Environmental Planning Services sets forth the required findings for an Addendum. In general, these include findings that there has been no significant change in circumstances that affect the project or its surroundings, and that there are no new significant environmental effects that would occur and that were not evaluated in the original environmental document. See proposed resolution attached to the City Council staff report and CEQA Guidelines section 15164 (Addendum) and 15162 (situations that would require new environmental review).

Use of existing information by lead agencies is encouraged by CEQA. (Public Resources Code section 21003(e))

The issues presented are set forth below in bold type. Staff input follow.

1. **The Mitigated Negative Declaration (MND) of 2005 submitted for this project is eight years stale. Six office buildings, 60,000 sq ft on two parcels, is not the same animal as one - 70,850 sq ft psychiatric hospital on one parcel; for example, there is now less land in this one parcel to absorb rain or other water.**

Staff input: In 2005 the City Planning Commission adopted a mitigated negative declaration (MND) for development of office uses on the subject site and the parcel to the north (across Expo Parkway). The entitlements included a Special Permit for development of five office buildings that totaled 60,000 square feet (sf). The MND adopted for the original project had evaluated the potential impacts that could result from the development of 84,734 sf of office space. The MND evaluated the direct and indirect physical effects on the environment as a result of the development of that project.

With exceptions not relevant here, CEQA does not establish specific time limits for the effectiveness of environmental documents. Rather, the inquiry by the lead agency is whether any of the conditions set forth in CEQA Guidelines section 15162 are present. These include (1) substantial changes in the project that result in new significant effects or an increase in the severity of impacts already identified; (2) substantial changes with regard to the circumstances under which the project is undertaken due to new significant effects or an increase in the severity of impacts already identified; (3) new information of

substantial importance shows new significant effects, or more severe effects, or new mitigation measures that could reduce impacts and which the applicant refuses to accept.

Staff reviewed the application and found none of these circumstances existed. Because only minor technical changes were needed, and none of the circumstances set forth in section 15162 were present, an Addendum was prepared. CEQA Guidelines section 15164

Environmental Planning Services staff reviewed the background materials for the subject property and conducted a site visit. The project site has been graded and infrastructure improvements have been installed onsite as implementation of the previous approved project. Those improvements had been halted as the office project did not proceed.

Staff reviewed the existing approved environmental analysis and coordinated with the Department of Public Works (DPW) to determine whether an new traffic impact analysis would be required based upon the change in uses. DPW conducted a trip generation analysis utilizing data published by the Institute for Transportation Engineers and compared the results to the previously approved project and determined that no additional traffic impact analysis would be required.

If approved, the project would be required to provide/pay a fair share contribution towards the construction of a future signal at the intersection of Expo Parkway/Slobe Avenue/Canterbury Lane/Leisure Lane. This condition was included in the original project, and remains as a condition of approval for the current project. The project was also reviewed for updated information with regards to air quality and the results were below the significance criteria levels.

Based upon staff's review of the current project against the approved evaluation of development at the site and the evaluation set forth in the previously-adopted MND, it was determined that additional environmental review was not warranted and an Addendum to the adopted MND was prepared.

2. **The factual errors of the MND are significant, especially the denial of the Southern Pacific Railroad track and parcel along the South property line. What is the status of this spur and can a hospital be zoned alongside a rail spur to an industrial park where chemicals and solvents could be delivered?**

Staff input: The Mitigated Negative Declaration omitted mention of the railroad tracks near the project site. These tracks are part of a spur that at one time served properties in an industrial area to the west of the site. The spur was at one time connected to the mainline approximately 1,900 feet east of the project site. The spur is no longer connected to the main line, and truncates in rock base. Structures that were part of safety controls have been marked as out of service. While it is possible that the spur could in the future be reconnected to the main line, the traffic on the spur would be limited to rail cars used by local businesses, and would not result in significant noise or vibration. The project would have no impact on the rail spur, and in the event of future operations on the spur there would be no significant effect. See Photo Legend, Photos 1a-c and, Photo 4.

3. **The zone change request, of itself, should have triggered a new mitigated negative declaration automatically. Planning Department needs to do due diligence.**

Staff input: The key issues reviewed by staff relate to new impacts, increase in severity of impacts or potential new mitigation. A zone change does not necessarily result in these changes, and that is the case here.

Development of the project would not result in additional impacts to the environment beyond what was previously evaluated and approved. See information above regarding the decision to prepare an addendum.

4. **What about the future access of service vehicles to Sump 151 and the pumping station at the SW corner of this parcel? This sump drains the many year-round springs and creeks of the Woodlake neighborhood and pumps the water over the levee which is critical to our flood control.**

Staff input: As described in the addendum to the MND, the staff report prepared for the project, and the site plan, the existing bike path and access to Sump 151 and the levee will remain and would not be eliminated by the project. As conditioned, any modification to the project would be subject to review by City Staff prior to issuance of building permits. The project conditions also confirm that the site plan indicates an existing bike trail is located on the property and that no changes are proposed for the existing trail. There is an existing public access easement covering access from Expo Parkway along the existing bike trail to the base of the levee. This easement is in addition to easements for waterline and storm drainage. The condition requires proof that an easement exists for the bike trail and if one does not exist, to provide a 20-foot easement for a multi-use trail, encompassing the existing trail alignment. See Condition No. **B38**. In addition, the Department of Utilities (DOU), which operates and maintains Sump 151, has reviewed the project and has imposed no additional conditions. The bike trail and access to the levee will remain in place upon completion of the project. See Photo Legend and Photos 2 and 3.

5. **Another flooding concern not adequately addressed by either the Planning Commission Report or the MND is the impact of storm run-off water as 90% of the 5.37 ac net developable land will be roofed or paved.**

Staff input: DOU staff reviews projects and provides conditions as necessary for project entitlements. DOU reviewed the project and indicated that the site is located immediately adjacent to the pump station and because of that, it is preferable to have flows on the site drain directly to the pump station without onsite detention. As described in the staff report, a landscape buffer area will surround the project site. The landscaped areas will be used as vegetative swales to assist in site drainage.

6. **Given the recent fire in the Parkway which almost jumped the levee into Commerce Industrial Park, if that fire had burned behind this hospital, what evacuation plan would there be for the hospital to ensure safety of the patients and to prevent patients in lock-down conditions not to wander away in the commotion?**

Staff input: Fire evacuation plan safety and security of patients is not an environmental issue that would result in physical effects on the environment. As a planning issue, the Police Department has conditioned the project to develop an emergency preparedness plan.

7. **The ramp across the levee from the pump station leads to the only access road into the Parkway for fire vehicles between the two north-south railroad crossings over the American River (almost 2 miles.)**

Staff input: As stated above, bike path (and access) to Sump 151 (and the levee) will remain and not be eliminated by the project. There is an existing public access easement covering access from Expo Parkway along the existing bike trail to the base of the levee. This easement is in addition to easements for waterline and storm drainage. As conditioned, any modification to the project shall be subject to review by City Staff prior to issuance of building permits. There is an existing public access easement covering access from Expo Parkway along the existing bike trail to the base of the levee. This easement is in addition to easements for waterline and storm drainage. There is also a levee access road located approximately one half mile (0.5 mi) to the west of the subject site on Lathrop Way. This access is a shorter distance from the paved road (Lathrop Way) to the levee. See Photo

Legend and Photos 2, 3, and 5. (Note: the Lathrop Way access is currently closed due to levee maintenance construction work.)

8. **This levee crossing is also the driveway to the radio towers. SMUD uses this access for electricity transmission tower service.**

Staff input: As stated above, bike path (and access) to Sump 151 (and the levee) will remain and not be eliminated by the project. There is an existing public access easement covering access from Expo Parkway along the existing bike trail to the base of the levee. This easement is in addition to easements for waterline and storm drainage. As conditioned, any modification to the project shall be subject to review by City Staff prior to issuance of building permits. There is also a levee access road located approximately a half mile (0.5 mi) to the west of the subject site on Lathrop Way. This access is a shorter distance from the paved road (Lathrop Way) to the levee. See Photo Legend and Photos 2, 3, and 5. (Note: the Lathrop Way access is currently closed due to levee maintenance construction work.)

9. **The configuration of this parcel restricts the levee access for all emergency and service vehicles to the bike trail along the west side easement.**

Staff input: Bike path and access to Sump 151 and the levee will remain and not be affected by the project. There is an existing public access easement covering access from Expo Parkway along the existing bike trail to the base of the levee. This easement is in addition to easements for waterline and storm drainage. As conditioned, any modification to the project would be subject to review by City staff prior to issuance of building permits. There is also a levee access road located approximately a half mile (0.5 mi) to the west of the subject site on Lathrop Way. This access is a shorter distance from the paved road (Lathrop Way) to the levee. See Photo Legend and Photos 2, 3, and 5. (Note: the Lathrop Way access is currently closed due to levee maintenance construction work.)

10. **The legal status of the bike trail is not spelled out in the MND. Can this public access be revoked? The bike trail is not adequate to serve as emergency access and service vehicle access. A separate vehicle access to the levee crossing may be required.**

Staff input: There is no additional access, emergency or otherwise, to the levee from the project site besides the existing bike trail. The project routing was provided to the various City departments (including Fire and Police) and other agencies (including SMUD, PG&E, and ARFCD). No comments were provided requesting additional access beyond what exists via the bike trail. Bike path and access to Sump 151 and the levee will not be affected by the project. There is an existing public access easement covering access from Expo Parkway along the existing bike trail to the base of the levee. This easement is in addition to easements for waterline and storm drainage. As conditioned, any modification to the project shall be subject to review by City Staff prior to issuance of building permits. There is also a levee access road located approximately a half mile (0.5 mi) to the west of the subject site on Lathrop Way. This access is a shorter distance from the paved road (Lathrop Way) to the levee. See Photo Legend and Photos 2, 3, and 5. (Note: the Lathrop Way access is currently closed due to levee maintenance construction work.)

Cc: P13-011

Attachment: Photo Legend/Photos



525 262.5 0 525 Feet

**P13-011
Expo Behavioral
Healthcare Hospital
Staff Response to Neighborhood Issues
Photo Legend Attachment**



Photo 1a – Disconnected Rail Spur

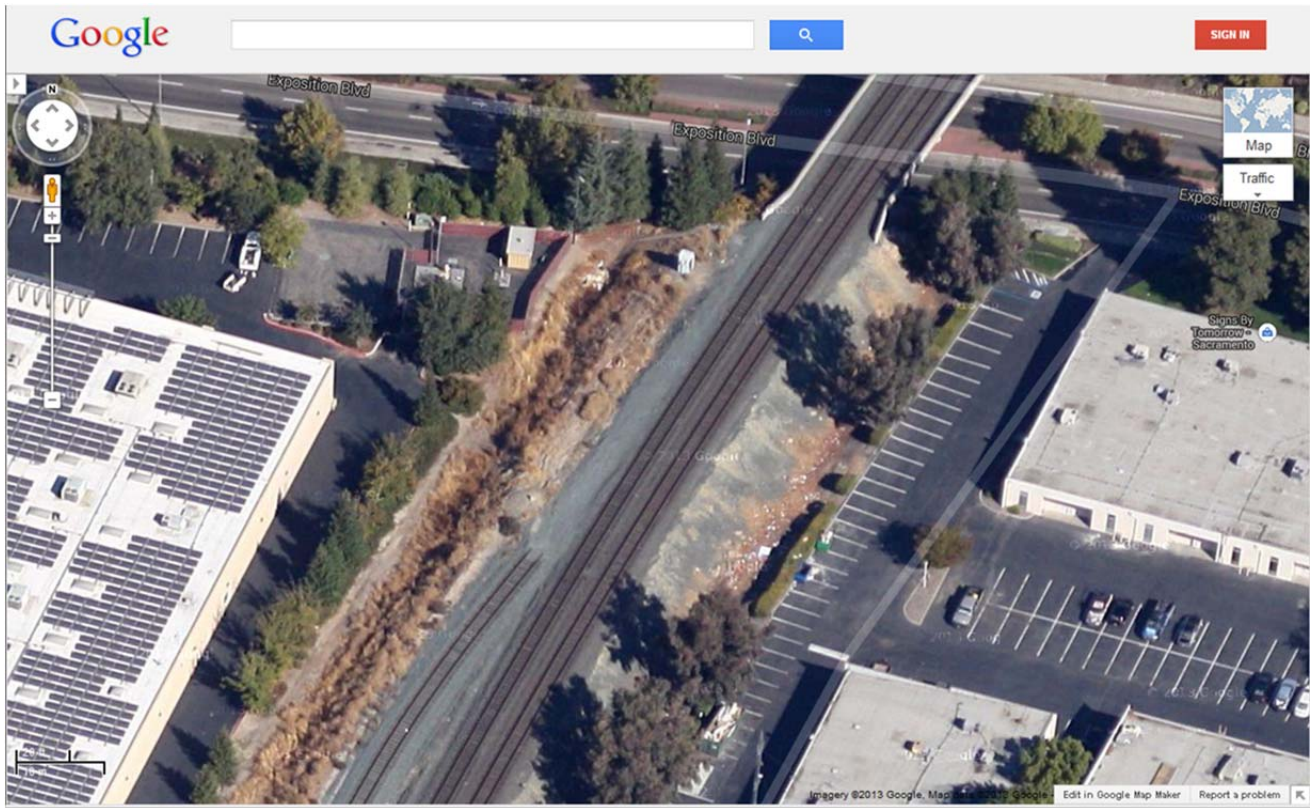


Photo 1b – Disconnected Rail Spur



Photo 1C – Disconnected Rail Spur



Photo 2 – Sump 151 Access/Easement Gate



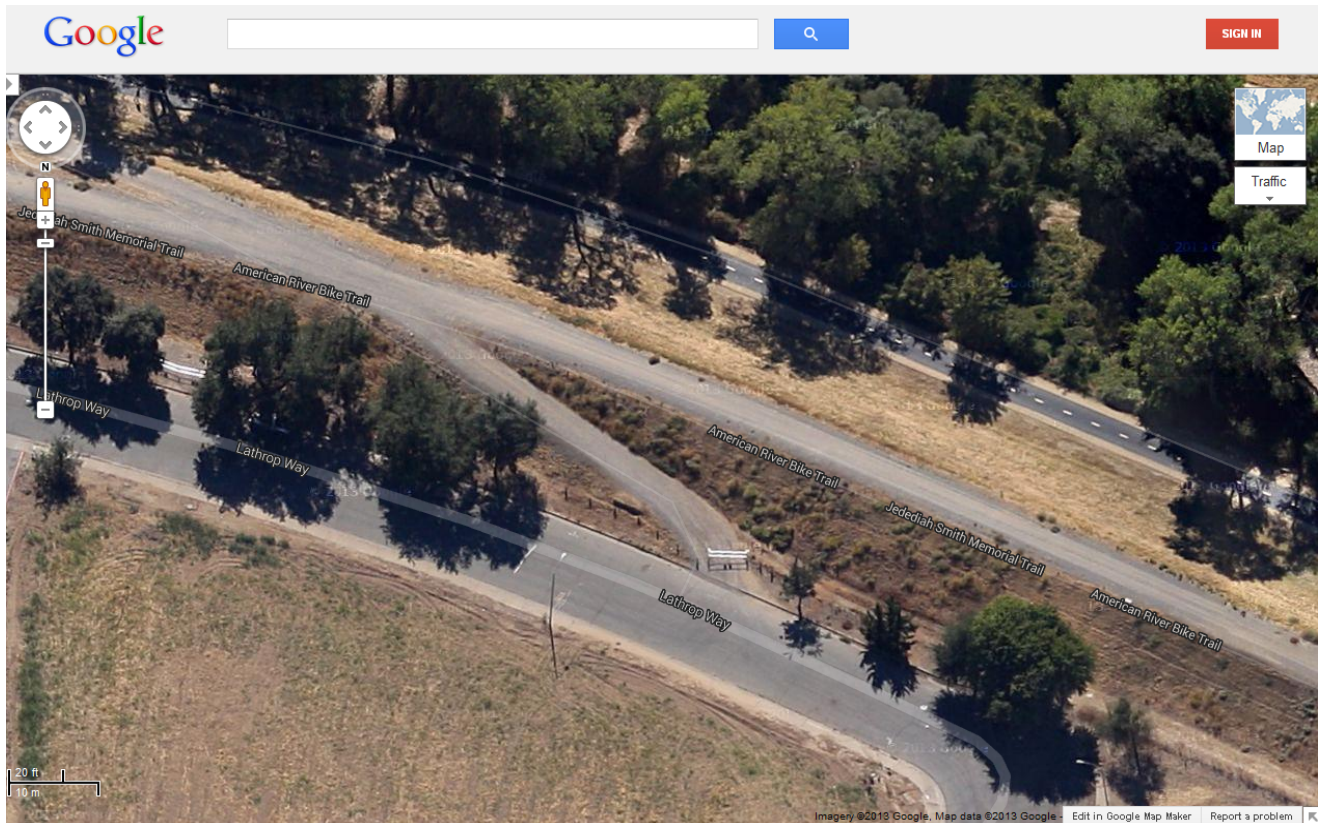
Photo 3 – Levee Access/Easement Gate behind subject site.



Photo 4 – “Tracks Out of Service” Sign on Rail Spur Crossing



Photo 5 – Lathrop Way Levee Access



Description/Analysis

Issue: The applicant is requesting approval of a single-story, 70,860 square foot acute care psychiatric hospital. The facility will provide approximately 120 patient beds and will operate as a 24-hour a day, seven-day a week secured inpatient facility. The hospital will primarily serve as a transitional care facility for the short-term treatment of psychiatric illness. Patient visits will typically last between three days and two weeks. The facility will also provide outpatient services for patients who have transitioned out of direct care. This request requires a Rezone of approximately 6.78 acres from the General Commercial, Labor Intensive, Parkway Corridor (C-2-LI-PC) Zone to the Hospital Parkway Corridor (H-PC) Zone, a Special Permit to construct a new 70,860 square foot hospital, and a Design Review for new development in the North Sacramento Design Review District.

On June 27, 2013, the Planning and Design Commission voted unanimously to forward the requested entitlements to the City Council with a recommendation for approval. On August 29, 2013, a community meeting to discuss the project was held at the Woodlake Clubhouse. Approximately 80-100 residents were in attendance at the meeting. Most of those who spoke at the meeting had concerns about the project and were opposed to the proposed psychiatric hospital. Among the concerns were:

- A lack of outreach to the Woodlake community regarding the project
- Concerns related to security and patients walking through the Woodlake neighborhood.
- Lack of nearby public transportation
- Impact of traffic created by the proposed facility
- Proximity of the facility to railroad tracks
- Proximity of the facility to American River Parkway access and Utilities drainage facilities.

Due to the concerns voiced at the community meeting, the City Council Hearing, originally scheduled for September 10, 2013, was continued to October 29, 2013. On October 23, 2013, a second community was held at the Woodlake Clubhouse. Approximately 50-60 community members were in attendance. Similar to the initial community meeting, the discussion focused on the security and operations of the proposed facility. After this community meeting the October 29th City Council hearing was continued to November 12, 2013 to allow for additional community feedback and outreach. The City Council hearing was subsequently continued to December 3, 2013. In addition to the comments made at the community meetings, staff has received several letters of opposition related to the requested development. These letters have been attached to this report (Attachment 5). Staff also received a comment letter from the County of Sacramento Department of Community Development recommending additional conditions of approval. This letter, dated November 19, 2013, has been attached to this report as Attachment 6. The City's Community Development Department staff has reviewed this letter and has provided a response. The response has been attached to this report as Attachment 7.

Policy Considerations: General Plan: The subject site is designated as Suburban Center on the General Plan Land Use and Urban Form Diagram. The Suburban Center designation is

reserved for primarily non-residential, lower-intensity single-use commercial development at an FAR between 0.25 and 2.0. The proposed acute care psychiatric hospital is classified as a public/quasi-public use that is allowed within the Suburban Center designation and the proposed FAR of 0.35 is consistent with the target FAR for the site. Additionally, the proposed project is consistent with the following General Plan Goals:

Design Review. *The City shall require design review that focuses on achieving appropriate form and function for new and redevelopment projects to promote creativity, innovation, and design quality. (LU 2.7.1)*

Development Review. *The City shall continue to include the Police Department in the review of development projects to adequately address crime and safety, and promote the implementation of Crime Prevention through Environmental Design principles. (PHS 1.1.7)*

Adequate Community Supporting Uses. *The City shall seek to ensure that all manner of public and private community-supportive facilities and services are located throughout the city to provide places that serve the varied needs of the community, provide for community meeting places, and provide community and neighborhood landmark buildings and places (LU 8.1.2).*

Expanded Emergency Care Facilities. *The City shall support the efforts of the health care sector to provide expanded emergency health services throughout Sacramento, especially north of the American River (LU 8.2.6).*

Environmental Considerations:

California Environmental Quality Act (CEQA): The Community Development Department, Environmental Planning Services has reviewed the project and modification of development of a 70,860 square feet, approximate 120 beds, single-story acute care psychiatric inpatient hospital facility, which will primarily serve as a transitional care facility for the treatment of short term psychiatric illnesses and has prepared an Addendum to the previously adopted Expo Parkway Offices Mitigated Negative Declaration in accordance with the CEQA Guidelines Section 15164. On March 10, 2005, the City Planning Commission adopted the Expo Parkway Offices (P04-133) Mitigated Negative Declaration and Mitigation Monitoring Plan. No substantial changes have occurred that would require the preparation of a subsequent mitigated negative declaration (MND) and, therefore, this report recommends adopting a mitigated negative declaration addendum and the mitigation monitoring plan for the Expo Behavioral Healthcare Hospital (P13-011).

Since the recommendation made by the Planning and Design Commission on June 27, 2013, Staff has been provided with a number of neighborhood issues relating to the environmental documentation prepared for the project. Staff has reviewed the neighbor issues raised and provides information in response as shown in Attachment 9.

The adopted mitigated negative declaration for the Expo Parkway Offices Project and the addendum to the adopted mitigated negative declaration are available at the Community Development Department's webpage located at the following link:

<http://portal.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports.aspx>

Commission/Committee Action: The project request was heard by the Planning and Design Commission on June 27, 2013. The Commission voted unanimously (9 ayes, 4 absent) to forward the requested project entitlements to the City Council with a recommendation for approval. No members of the public were in attendance at the hearing to comment on the project.

Rationale for Recommendation: The applicant is requesting entitlement to allow the establishment of a single-story, 70,860 square foot, acute care psychiatric hospital. The facility will provide approximately 120 patient beds and will operate as a 24-hour a day, seven day a week secured inpatient facility. Staff recognizes that there are concerns related to the project. However, staff continues to believe that the proposed hospital is compatible with the surrounding commercial development and that the proposed facility is consistent with the General Plan goal to provide expanded emergency health services throughout Sacramento, especially north of the American River. Furthermore, the building's design is consistent with the North Sacramento Design Guidelines. Staff supports this request as it is compatible with the surrounding commercial and light industrial uses and the applicant has modified the building's design to be consistent with the North Sacramento Design Guidelines and the Parkway Corridor Overlay. Furthermore, the project proponent has proposed additional security conditions based on community concerns related to the security of the proposed facility as well security of the immediate vicinity.

Financial Considerations: The applicant is incurring all costs for the proposed hospital project.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Interoffice

M E M O R A N D U M

To: Tom Buford, Senior Planner
From: Samar Hajeer, Senior Engineer
Subject: Traffic Study Assessment for the proposed Expo Parkway Behavioral Healthcare Facility P13-011
Date: 4/12/2013

The proposed project site is a vacant parcel located on Expo Parkway, south of Slobe Avenue in the City of Sacramento. The proposed 6.78 acre lot is bounded by Expo Parkway on the north, the American River Parkway along the southern property line. A 2 story commercial building is located along the eastern property line and a drainage canal is located along the western property line. The proposed project will consist of a 70,860 square foot building which will be used as an acute care psychiatric hospital with approximately 120 beds and an outpatient facility.

The project site was previously approved to construct five office buildings for a total of 60,000 square feet of office space with 218 parking spaces (March 10, 2005). The project site was graded and many infrastructure improvements were constructed on site pursuant to the previous approved project. With the 2005 project approval, a Negative Declaration was prepared and the project was conditioned to pay fair share contribution for a new signal at Slobe Avenue/ Expo Parkway/Leisure Lane/ Canterbury Road.

Project Description

The proposed project is an acute care psychiatric hospital, which will consist of 120 beds and will serve as a transitional care facility for the treatment of short term psychiatric illnesses with typical visits lasting between 3 days and 2 weeks. According to the information provided by the applicant, patients will arrive at the facility by friends, family members or by emergency response vehicles therefore, it is not anticipated that patients will be able to drive and leave their vehicles in the facility.

The daily operation of the facility requires about 210 employees who will staff the facility around the clock in three separate shifts: 90 employees will work daily from 7:00 AM to 3:00 PM, 70 employees will work in the afternoon shift (3:00 PM to 11:00 PM) and 50 employees in the night shift (11:00 PM to 7:00 AM). The outpatient facility will accommodate 20- 30 patients per day. 80% of these patients are taken back and forth from the facility to their homes in a van operated by the facility.

Trip Generation

To project the volume of new vehicle traffic associated with the project, we examined daily operating schedules, the expected patient and visitor activity and compared this with national trip generation data published by the Institute of Transportation Engineers (ITE)

Based on the operating schedule described above, outside of employees traffic, patients generate a very limited number of trips, in the way of direct patients arriving and departing for care and patient representatives. Additionally, the employee work shift does not coincide

with the normal adjacent streets peak hour, but for conservative reason we assumed that employees trips will still partial affect the adjacent streets during normal traffic peak hours.

Because this type of facility and its operation is different than a regular hospital operation, *ITE Land Use 620 (Nursing Home) from the ITE Trip Generation, 9th edition* was used to estimate the trip generation for this project. Table 1 shows the trip generation estimate using two different variables: number of beds and size of the building.

Table 1- Proposed Expo Parkway Behavioral Facility							
Land Use	Daily and Peak Hour Trip Generation Summary						
	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
		In	Out	Total	In	Out	Total
120 beds	330	13	8	21	9	18	26
70,860 sq.ft	537	28	11	39	27	25	52

As shown in Table 1, the proposed project will generate between 21 and 39 trips in the AM peak hour, between 26 to 52 trips in the PM peak hour and a maximum of 537 new daily trips. As mentioned above, this trip generation estimate is conservative given the fact that the changes in the employees shifts does not coincide with the adjacent streets peak hours.

For a comparison purposes only, the estimated trip generation for the approved project is presented on Table 2. If the project site is constructed as approved (general offices), it will generate 127 tips in the AM peak hour, 146 trips in the PM peak hour and a total of 890 daily trips.

Table 2- Approved office Buildings							
Land Use	Daily and Peak Hour Trip Generation Summary						
	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
		In	Out	Total	In	Out	Total
60,000 sqft	890	112	15	127	25	121	146

Taking into consideration the low numbers of new trips expected to be generated by the project during AM and PM peak hours, and comparing the project with the approved project, a Traffic Impact Analysis is not required for this project. It is recommended to keep the condition of approval to pay the fair share contribution to the future signal at Slobe Avenue/ Expo Parkway/Leisure Lane/ Canterbury Road intersection and to condition the project to construct its frontage improvements consistent with the City Code.



SIGNATURE HEALTHCARE SERVICES, LLC

Summary Statement Regarding Patient Admissions and Discharges Signature Healthcare Services October 16, 2013

Signature Healthcare currently owns and operates eight private psychiatric hospitals in several locations in California and other parts of the country. We have made a long-term commitment to providing the best possible behavioral health care to the residents of our communities, ever since we opened our first facility over thirteen years ago. The majority of patients we admit are voluntary individuals seeking help for treatable mental health and/or alcohol or drug abuse problems. We do not own or operate state or county psychiatric hospitals. Signature Healthcare does not own or operate group homes.

The proposed facility in Sacramento will be a state-of-the-art private psychiatric hospital, providing short-term mental health and substance abuse care for children and adults. It will be licensed by the State of California, California Department of Public Health (CDPH) Licensing and Certification Program (L&C) and the U.S. Department of Health and Human Services' Centers for Medicare and Medicaid Services (CMS). These agencies are responsible for ensuring that hospitals comply with state laws and regulations. Our hospital will also be accredited by the Joint Commission, an independent, not-for-profit organization. Joint Commission accreditation and certification is recognized nationwide as a symbol of quality that reflects an organization's commitment to meeting certain performance and safety standards. We will also be contracted with most of the private healthcare insurance companies serving the Sacramento market. These companies demand very high standards of patient care and safety in order for a hospital to remain contracted with them.

Our number one goal at each of our hospitals is patient safety. As part of our safety program, we do restrict patients to specific units within our hospital, and we use magnetic locking doors to keep these units secure. All patients have the right to receive visitors; however, there are very strict state and federal privacy regulations for patients receiving mental health or substance abuse treatment. The primary reason many of our facilities have walls or fences is to maintain patient privacy and to keep unauthorized individuals from entering the hospital.

No patients are admitted or discharged from Signature Healthcare hospitals without a doctor's order. Each patient admitted to one of our hospitals must meet specific medical necessity criteria approved by the medical staff of that hospital. Our policy is that each of our patients is seen every day, seven days a week, by the psychiatrist. The psychiatrist leads an interdisciplinary treatment team that includes RNs, Social Workers, therapists and other trained healthcare professionals. Every day, multiple times during each work shift, each patient is evaluated regarding his or her mental status and safety. It is our policy to discharge patients only when they have been determined not to represent a threat to themselves or others.

Discharge planning is a part of routine patient care and begins the day the patient is admitted. The majority of our patients are returned to their home environment with follow-up appointments already scheduled with primary care physicians, psychiatrists, therapists, or other healthcare professionals. Each patient is assigned a Case Manager who coordinates the discharge care plan with the patient, family, attending psychiatrist, and other members of the treatment team as well as aftercare providers. Our Case Managers meet with each patient to gather information about his or her current living situation. Our policy is that each patient's aftercare plans address the patient's individual preferences, family relationships, physical and psychiatric care needs, social needs and accessibility to community resources. We make arrangements if a patient needs to be transferred to another hospital or other facility. Our policy is that Case Managers communicate information about the patient's discharge time in advance to family, friends or caretakers in order to allow time for making appropriate transportation arrangements. If the patient is indigent or homeless, our policy is to find appropriate placement with relatives, friends, or if this is not available we will coordinate referrals and transportation to an alternative setting such as a licensed group home. Patients may not be "dropped off" or transported to street corners, directed to bus or light rail stops, or sent to unsafe, "unlicensed" residential care facilities.

It is the policy of Signature Healthcare that all patients be provided with appropriate referrals for follow-up treatment, whether they are indigent or have funding sources. Each patient must have an aftercare/discharge plan that documents items such as a suitable licensed placement, a specific appointment or time at which the patient is expected to appear at an outpatient site for mental health services, appropriate referrals to community agencies, and the transfer of necessary medical information to the agency providing post-hospital care for the patient. Not only do we have internal quality assurance procedures to make sure these policies are followed, but at each of our hospitals we are routinely audited and monitored by our local county Departments of Mental Health, state licensing, and the Joint Commission.

In summary, the hospital we are proposing to build in Sacramento will follow the same policies and procedures we have developed at each of our other private psychiatric facilities. These policies and procedures are designed to maximize patient safety, and maintain the safety of the local communities in which we provide our services. People with mental illnesses, or drug and alcohol addiction, are often subject to hostility, discrimination, and stigma, instead of compassion and understanding. People with mental health and substance abuse problems can recover and resume normal activities. Our doctors, nurses, social workers, therapists and other employees all work to make sure that we provide the best and safest opportunity for individuals to get successful treatment.

Contact information:

Blair Stam, Executive Vice President, Signature Healthcare Services, LLC 4238 Green River Road, Corona, CA 92880-1669, (951) 549-8032

RESOLUTION NO. 2013-

Adopted by the Sacramento City Council

**ADOPTING THE MITIGATED NEGATIVE DECLARATION ADDENDUM AND THE
MITIGATION MONITORING PLAN FOR THE EXPO PARKWAY BEHAVIORAL
HEALTHCARE HOSPITAL PROJECT (P13-011)**

BACKGROUND

A. On June 27, 2013, the City Planning and Design Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Expo Parkway Behavioral Healthcare Hospital (P13-011).

B. On December 3, 2013, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C) and received and considered evidence concerning the Expo Parkway Behavioral Healthcare Hospital (P13-011).

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

Section 1. The City Council finds as follows:

A. On March 25, 2005, pursuant to the California Environmental Quality Act (Public Resources Code §21000 *et seq.* ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 *et seq.*), and the City of Sacramento environmental guidelines, the City Planning Commission adopted a mitigated negative declaration (MND) and a mitigation monitoring program and approved Expo Parkway Offices, P04-133 (Project).

B. The Expo Parkway Behavioral Healthcare Hospital (P13-011) Modification (Project Modification) proposes to modify the previously approved Project as follows: Rezone of approximately 6.78 acres from the General Commercial, Labor Intensive, Parkway Corridor (C-2-LI-PC) Zone to the Hospital Parkway Corridor (H-PC) Zone; approve a Special Permit to construct a 70,860 square foot acute care psychiatric hospital; and approve Design Review for a new 70,860 square foot acute care psychiatric hospital in the North Sacramento Design Review District.

C. The analysis conducted for the Project Modification determined that the proposed changes to the original Project did not require the preparation of a subsequent mitigated negative declaration. An addendum to the previously adopted MND was then prepared to address the modification to the Project.

Section 2. The City Council has reviewed and considered the information contained in the previously adopted MND for the Project, the addendum, and all oral and documentary evidence received during the hearing on the Project Modification. The City Council had determined that the previously adopted MND and the addendum constitute an adequate, accurate, objective, and complete review of the proposed Project Modification and finds that no additional environmental review is required based on the reasons set forth below:

A. No substantial changes are proposed by the Project Modification that will require major revisions of the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

B. No substantial changes have occurred with respect to the circumstances under which the Project Modification will be undertaken which will require major revisions to the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

C. No new information of substantial importance has been found that shows any of the following:

1. The Project Modification will have one or more significant effects not discussed in the previously adopted MND;

2. Significant effects previously examined will be substantially more severe than shown in the previously adopted MND;

3. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Project Modification; or

4. Mitigation measures which are considerably different from those analyzed in the previously adopted MND would substantially reduce one or more significant effects on the environment.

Section 3. Based on its review of the previously adopted MND for the Project, the addendum, and all oral and documentary evidence received during the hearing on the Project Modification, the City Council finds that the MND and addendum reflect the City Council's independent judgment and analysis and adopts the MND and the addendum for the Project Modification and readopts the findings of fact in support of the MND.

Section 4. Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15074, and in support of its approval of the Project Modification, the City Council adopts a

Mitigation Monitoring Plan to require all reasonably feasible mitigation measures be implemented by means of Project Modification conditions, agreements, or other measures, as set forth in the Mitigation Monitoring Plan.

Section 5. Upon approval of the Project, the City Manager 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.

Section 6. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

Table of Contents:

Exhibit A: Mitigation Monitoring Plan

Exhibit A – Mitigation Monitoring Plan

THE EXPO PARKWAY BEHAVIORAL HEALTHCARE HOSPITAL PROJECT (P13-011) MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard, Sacramento, CA 95811, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name and File Number: Expo Parkway Behavioral Healthcare Hospital (P13-011)

Project Location: 1400 Expo Parkway
Sacramento, CA 95819
APN: 275-0310-022

Project Applicant: Signature Healthcare Services, LLC
c/o Ryan Hooper, Law Offices of Gregory D. Thatch
1730 I Street, Suite 220
Sacramento, CA 95811

Project Description:

The proposed project would consist of construction and operation of a 70,860 square feet, approximate 120 beds, single-story acute care psychiatric inpatient hospital facility, which will primarily serve as a transitional care facility for the treatment of short term psychiatric illnesses with typical visits lasting between 3 days and 2 weeks. The project would be developed on approximately 6.78 acres.

SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for Biological Resources, Cultural Resources, and Transportation and Circulation. 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 adopted Mitigated Negative Declaration prepared for the Expo Parkway Offices project. 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 within the MMP. The City of Sacramento will be responsible for ensuring compliance.

Environmental Resource	Mitigation Measure	Responsible Entities	Compliance Milestone / Confirm Complete
Biological Resources	<p><i>BR-1 Prior to the issuance of demolition/grading permits a 6-foot chain link fence shall be installed around the trees to be preserved under direction of the City Arborist. Orange plastic fencing is not acceptable. The fencing shall remain in place for the duration of the project. Within the fenced area there shall be no grade changes, storage of materials, trenching, or parking of vehicles.</i></p> <p><i>BR-2 The contractor shall hire an International Society of Arboriculture (ISA) certified arborist to make biweekly inspections to ensure the protective fencing stays in place and to monitor tree health. The arborist will take any required action such as supplemental irrigation, fertilization, or soil compaction remediation to ensure the health of the tree. The contractor will be responsible for any costs incurred.</i></p> <p><i>BR-3 If during excavation for the project any tree roots greater than two inches in diameter are encountered work shall stop immediately until the project arborist can perform an on-site inspection. All roots shall be cut clean and the tree affected may require supplemental irrigation/fertilization and pruning as a result of root pruning.</i></p> <p><i>BR-4 The contractor shall be held liable for any damage to existing street trees such as trunk wounds, broken limb, pouring of any deleterious materials, or washing out of concrete under the drip line of the tree. Damages will be assessed using the A Guide to Plant Appraisals, (most current edition) published by the ISA. The project arborist will do the appraisal and submit a report for review by the City Arborist.</i></p>	<p>Project Applicant /</p> <p>Project Contractor</p>	<p>Note shall be included on the construction plans.</p> <p>Measures shall be implemented in field prior to and during grading and construction activities.</p>
Cultural	<p><i>CR-1 If archaeological artifacts or unusual</i></p>	<p>Project</p>	<p>Note shall be</p>

Environmental Resource	Mitigation Measure	Responsible Entities	Compliance Milestone / Confirm Complete
Resources	<p><i>amounts of stone, bone, or shell are uncovered during construction activities, work within 50 feet of the specific construction site at which the suspected resources have been uncovered shall be suspended. At that time, the property owner shall retain a qualified professional archaeologist. The archaeologist shall conduct a field investigation of the specific site and recommend mitigation deemed necessary for the protection or recovery of any archaeological resources concluded by the archaeologist to represent significant or potentially significant resources as defined by CEQA. The mitigation shall be implemented by the property owner to the satisfaction of the City of Sacramento Planning Department prior to resumption of construction activity.</i></p> <p><i>CR-2 In accordance with Section 7050.5 of the Health and Safety Code and Sections 5097.94 and 5097.98 of the Public Resources Code, if human remains are uncovered during project construction activities, work within 50 feet of the remains shall be suspended immediately, and the City of Sacramento Planning Department and the County Coroner shall be immediately notified. If the remains are determined by the Coroner to be Native American in origin, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The property owner shall also retain a professional archaeological consultant with Native American burial experience. The archaeologist shall conduct a field investigation of the specific site and consult with the Most Likely Descendant identified by the NAHC. As necessary, the archaeological consultant may provide professional assistance to the Most Likely Descendant including the excavation and removal of the human remains. The property owner shall implement any mitigation before the resumption of activities at the site where the</i></p>	Contractor Property Owner	<p>included on the construction plans.</p> <p>Measures shall be implemented in field during grading and construction activities.</p>

Environmental Resource	Mitigation Measure	Responsible Entities	Compliance Milestone / Confirm Complete
	<i>remains were discovered.</i>		
Transportation and Circulation	<p><i>T-1 Signage shall be placed at the entrance of the bike path at least two weeks prior to the start of construction of the project. The signage shall include the period of closure, the name of a contact person, the contact person's phone number, and locations of alternate routes if that portion of the bike trail is closed during construction.</i></p> <p><i>T-2 Detour signs shall be placed conspicuously showing where the alternate bike routes are located.</i></p> <p><i>T-3 Photos of the existing bike path should be taken prior to construction of the project. Also a detailed written description of the materials of the bike path shall be drafted prior to construction of the project.</i></p> <p><i>T-4 The same materials of the existing bike path shall be used when the bike path is being reconstruction.</i></p>	Project Applicant	<p>Note shall be included on the construction plans.</p> <p>Measures shall be implemented in field during grading and construction activities.</p>

ORDINANCE NO.

Adopted by the Sacramento City Council

**AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING
CODE) BY REZONING CERTAIN REAL PROPERTY
FROM GENERAL COMMERCIAL LABOR INTENSIVE PARKWAY CORRIDOR
(C-2-LI-PC) TO HOSPITAL PARKWAY CORRIDOR (H-PC).
(P13-011)(APN: 275-0310-022)**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known, and referred to as 1400 Expo Parkway (APN: 275-0310-022) and consisting of approximately 6.78 gross acres, from the General Commercial, Labor Intensive, Parkway Corridor (C-2-LI-PC) Zone to the Hospital Parkway Corridor (H-PC) Zone.

Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

Section 3. The City Clerk of the City of Sacramento is directed to amend the official zoning maps, which are part of the Zoning Code, to conform to the provisions of this Ordinance.

Exhibit A – Rezone Map

REZONE EXHIBIT BEHAVIORAL HEALTHCARE PROJECT - EXPO PARKWAY CITY OF SACRAMENTO, CALIFORNIA FEBRUARY 28, 2013



RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING FINDINGS OF FACT AND APPROVING THE EXPO PARKWAY BEHAVIORAL HEALTHCARE HOSPITAL (P13-011) (APN: 275-0310-022)

BACKGROUND

- A. On June 27, 2013, the City Planning and Design Commission conducted a public hearing on, and forwarded the Expo Parkway Behavioral Healthcare Hospital project the City Council with a recommendation for approval.
- B. On December 3, 2013 the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(d), and received and considered evidence concerning the Expo Parkway Behavioral Healthcare Hospital.

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

Section 1. Based on the verbal and documentary evidence received at the hearing on the Expo Parkway Behavioral Healthcare Hospital, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the Project entitlements based on the following findings of fact:

A. Environmental Determination: The **CEQA Addendum to a previous Negative Declaration** for the Project has been adopted by Resolution No. _____.

B. The Special Permit to construct a 70,860 square foot acute care psychiatric hospital is approved based on the following findings of fact:

1. A special permit shall be granted upon sound principles of land use. The proposal for the acute care psychiatric hospital is based upon sound principles of land use in that the hospital will be located in a commercial area surrounded by existing commercial and light industrial uses. The proposed hospital is consistent with the existing uses.
2. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance. The proposed psychiatric hospital will not be detrimental to public health,

safety or welfare as the facility has been conditioned to meet security measures as deemed necessary by the Police Department. These security measures include: the construction of a 10-foot fence along the east, west, and south property lines; security personnel to monitor and patrol the exterior of the facility; closed-circuit video cameras to monitor the exterior entry areas, and the parking lot; and exterior lighting at levels to allow adequate visibility of the presence of persons on or about the site during hours of darkness.

3. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located. The psychiatric hospital is a public/quasi-public use that is allowed within the land General Plan's Suburban Center Designation. Additionally, the proposed facility is consistent with the General Plan goal to provide expanded emergency health services

C. The **Design Review** for a new 70,860 square foot acute care psychiatric hospital in the North Sacramento Design Review District is approved, based on the following Findings of Fact:

1. The project, as conditioned, provides commercial development that compliments and enhances the immediate neighborhood and is consistent with the commercial development guidelines in the North Sacramento Design Guidelines.
2. The proposed building, as conditioned, has well-articulated facades and rooflines and provides adequate setback on all sides to adjacent properties.
3. The proposed building is finished with high quality materials consistent with the Design Guidelines.
4. The proposed behavioral healthcare hospital is consistent with the goals and policies of the 2030 General Plan designation of Suburban Center.

Conditions Of Approval

B. The Special Permit to construct a 70,860 square foot acute care psychiatric hospital is approved is approved subject to the following conditions:

Planning

- B1. Development of this site shall be in compliance with the attached exhibits, except as conditioned. Any modification to the project shall be subject to review by Development Services staff prior to the issuance of building permits. Any significant modifications to the project may require subsequent entitlements.

- B2. The applicant shall obtain all necessary building and/or encroachment permits prior to construction.
- B3. A sign permit shall be required prior to construction or installation of any attached or detached sign.
- B4. The applicant shall comply with the requirements of the Mitigation Monitoring Plan developed by and kept on file in the Community Development Department.
- B5. All parking spaces and maneuvering area shall meet the 50% tree shading requirements.
- B6. As shown on the site plan, all crosswalks shall be striped or constructed with enhanced materials to emphasize areas shared by vehicles, pedestrians, and bicyclists.
- B7. All rooftop mechanical equipment shall be screened from street views.
- B8. Prior to the issuance of a building permit, the applicant shall propose and submit for review and approval by the Planning Director a "Good Neighbor Policy" including but not limited to the following: Establish a process for neighbors to communicate directly with staff of the facility. A sign indicating a 24-hour emergency phone number and contact person shall be kept current and posted on the building in a clearly visible place.
- B9. The project shall comply with the adopted CAP by meeting the Tier 1 requirements under Title 24 Building Energy Efficiency Standards or other equivalent methods to reduce GHG emissions 15% below business as usual (BAU) or 2008 levels.
- B10. The applicant shall provide onsite security 24-hours per day, seven days per week at the project site, as well as offsite security patrols twice daily between 6:00a.m. and 6:00p.m.

At the end of two years from the date of commencement of operations, the Planning Director shall evaluate the need for continued offsite security patrols and may determine that continued offsite security patrols are unnecessary. The Planning Director's determination shall be based on the following standards:

- (1) the nature of any security related incidents that occurred offsite during the prior two year period, which involved patients of the facility;
- (2) the number of any security related incidents that occurred offsite during the prior two year period, which involved patients of the facility; and

- (3) the location of any security related incidents that occurred offsite during the prior two year period, which involved patients of the facility.

Based on the factors above, the Planning Director shall determine whether there is a continuing need for offsite security patrols. In the event that the Planning Director determines that continued offsite security patrols are necessary, the Applicant shall continue to provide offsite security patrols for an additional two year period. The Planning Director shall make a determination as to the continued need for offsite security patrols every two years consistent with the standards provided for above.

- B11. The applicant shall provide up to one thousand dollars (\$1,000) of funding to the Woodlake Neighborhood Association on an annual basis for purposes of obtaining the necessary City permits that are required to allow security patrol service providers the ability to carry firearms into Woodlake Park.
- B12. On an annual basis, the applicant shall participate in volunteer efforts to assist with periodic clean-up along the portion of the American River Parkway near the project site.

Department of Public Works

- B13. Construct standard improvements as noted in these conditions pursuant to Title 18 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. Any public improvement not specifically noted in these conditions 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 fronting the property along Expo parkway per City standards and to the satisfaction of the Department of Public Works.
- B14. The applicant shall pay a fair share contribution towards the construction of a future signal at the intersection of Expo Parkway/Slobe Avenue/Canterbury lane/Leisure Lane. This project's fair share contribution is calculated to be **10.65%** of the total cost of the traffic signal.
- B15. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works. The applicant shall remove any existing driveways that are not in use and reconstruct the frontage per City standards and to the satisfaction of the Department of Public Works.
- B16. The site plan shall conform to the parking requirements set forth in Title 17 of City Code (Zoning Ordinance) specifically regarding stall width, length and required maneuvering isles.

- B17. The design of walls fences and signage 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 at maturity. The area of exclusion shall be determined by the Department of Public Works.

Police Department

- B18. Parking lot entrance should be staffed by security or minimally with a recorded color closed-circuit video system.
- B19. Closed-circuit color video cameras should also be used in the entrance and parking lot area to create comprehensive coverage. Parking lot cameras often make an immense deterrent or assist during the investigation of a crime.
- B20. The recording device shall be a digital video recorder (DVR) capable of storing a minimum of 30-day's worth of activity. DVR shall have the capability to transfer recorded data to another medium (i.e. and external hard drive or DVD).
- B21. The DVR must be kept in a secured area that is accessible only to management. There shall be at least one member of the managerial staff on-site that can assist law enforcement in viewing and harvesting recorded footage.
- B22. Clearly marked signage for way finding shall be provided.
- B23. Exterior lighting shall be at a level to allow adequate visibility of the presence of any person on or about the site during hours of darkness. Lighting must meet IESNA minimum standards.
- B24. The landscaping plan must be coordinated with the lighting plan/surveillance camera plan to ensure proper illumination and visibility is maintained through the maturity of the trees and shrubs. In order to preserve visibility, PD recommends shrubs that mature around 2-3' tall, and trees with canopy no lower than 8'tall.
- B25. An emergency preparedness plans shall be developed and practiced with staff.
- B26. A policy shall be established to determine what types of non-criminal incidents will be handled by staff and when it is appropriate for police response.
- B27. A patient release policy shall be established to ensure that the needs of the patient and the community are met (i.e. hours of release, supervision and transportation).

- B28. The applicant shall post the property No Trespassing / No Loitering in accordance with section 602(k) of the California Penal Code, and sign an enforcement agreement with the police department to prosecute all violators.

Fire

- B29. All turning radii for fire access shall be designed as 35' inside and 55' outside. CFC 503.2.4
- B30. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more. CFC 503.2.1
- B31. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3
- B32. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105.
- B33. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 501.4
- B34. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4
- B35. Provide appropriate Knox access for site. CFC Section 506
- B36. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- B37. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet.
- B38. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.
- B39. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. CFC 903.4.1.1
- B40. Comply with 2010 CFC requirements for I Occupancies.

Parks

- B41. The site plan indicates an existing bike trail connecting to the American River Parkway is located on the subject property. No changes are proposed to the existing trail. Please provide proof that an easement exists for the bike trail, or if it does not, please provide a 20 foot wide easement for a multi-use trail, encompassing the existing trail alignment.

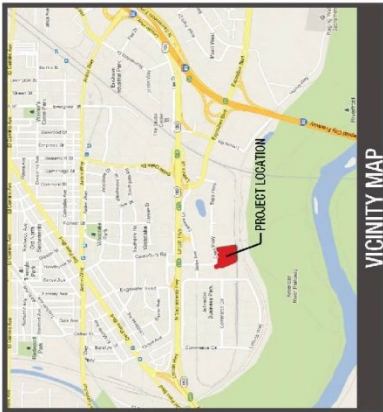
ADVISORY NOTES

Parks

1. The applicant will be responsible to meet his/her obligation as outlined in Chapter 18.44 of City Code pertaining to the Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$27,635. This is based on 70,860 square feet of commercial services use at the standard rate of \$0.39 per square foot. 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.
 2. The Park Development Impact Fee is adjusted annually for inflation on July 1st of each year in accordance with City Code Section 18.44.120.
- C.** The **Design Review** for a new 70,860 square foot acute care psychiatric hospital in the North Sacramento Design Review District is approved subject to the following conditions of approval.
- C1. The project is approved as per stamped plans and conditions of approval.
 - C2. The masonry field shall be finished with Quik-Brik in cedarwood as noted on the approved plans.
 - C3. The masonry accent shall be finished with Quik-Brik in earthtone as noted on the approved plans.
 - C4. The upper parapet shall be painted stucco as notes on the approved plans.
 - C5. Clear glazing in crystal grey shall be provided per the approved plans.
 - C6. Metal panel accents in silver metallic shall be provided as noted on the approved plans
 - C7. All mechanical equipment shall be screened from view from the public street.
 - C8. The perimeter fencing shall be provided per the approved plans.

- C9. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to any changes.
- C10. The applicant shall comply with all current building code requirements.
- C11. The Conditions of Approval shall be scanned and inserted into the final set as a general sheet to be submitted for Building Permit.
- C12. A signed copy of the Affidavit of Zoning Code Development Standards shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.
- C13. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within three years of the date of the approval. Prior to expiration, an extension of time may be granted by the Director upon written request of the applicant.

Exhibit A – Site Plan



PROJECT DATA	
PROJECT DESCRIPTION:	120-BED ACUTE CARE PSYCHIATRIC HOSPITAL
AFN NO.:	275-0310-022
JURISDICTION:	CITY OF SACRAMENTO
GROSS SITE AREA:	6.73 ACRES
NET SITE AREA:	5.37 ACRES
BUILDING AREA:	70,860 SF
COVERAGE:	30%
ZONING:	CA-LPC
EXISTING ZONING:	H (PC)
PROPOSED ZONING:	YES, HOSPITAL
SPECIAL USE PERMIT:	(120, 1-BED)
PARKING REQUIRED:	81 SPACES
PARKING PROVIDED:	STANDARD STALLS 40 SPACES
COMPACT STALLS:	41 SPACES
TOTAL PARKING:	81 SPACES

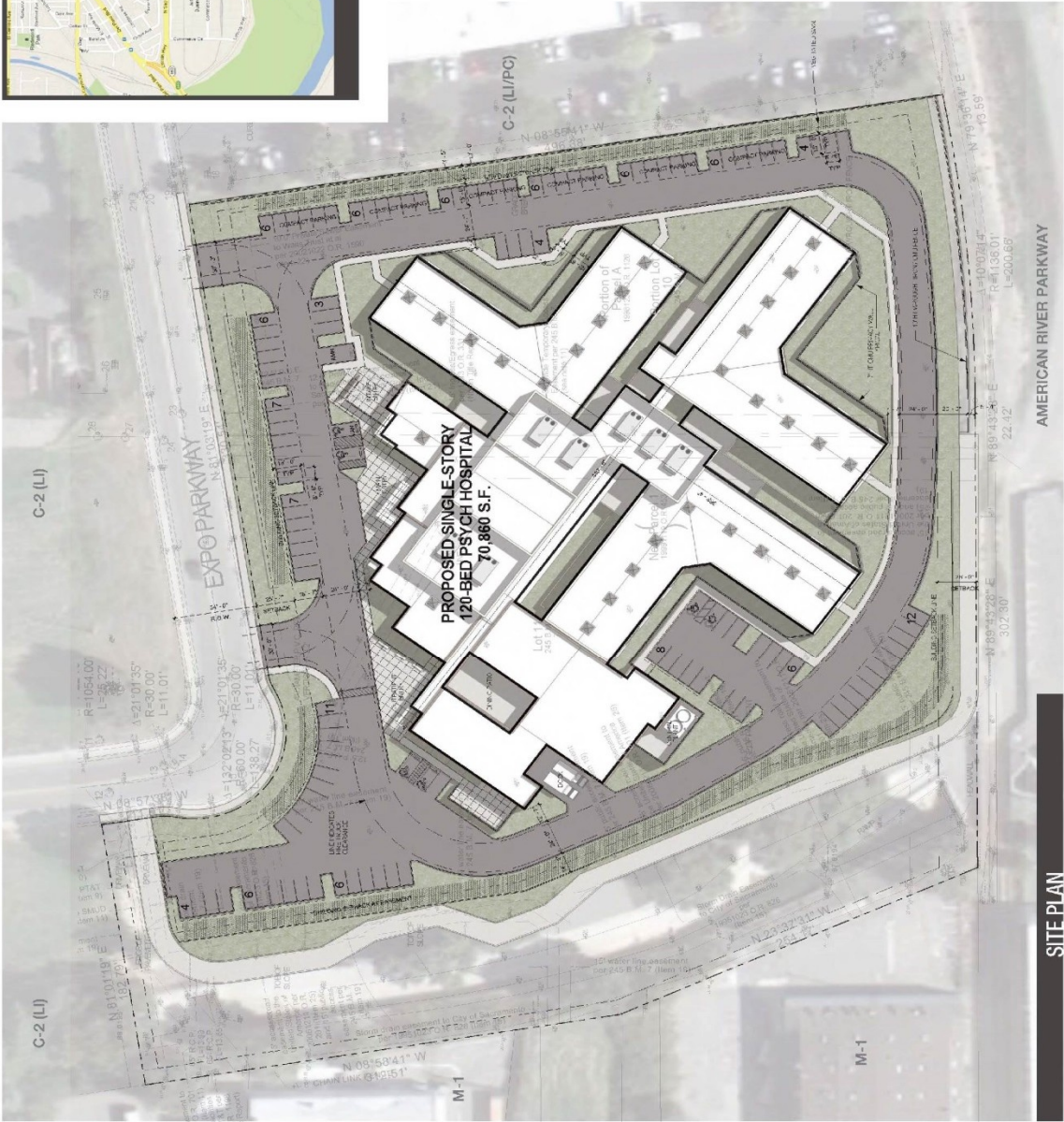
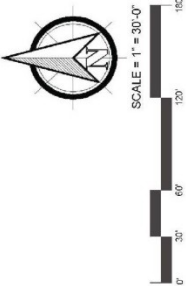


Exhibit B – Floor Plan

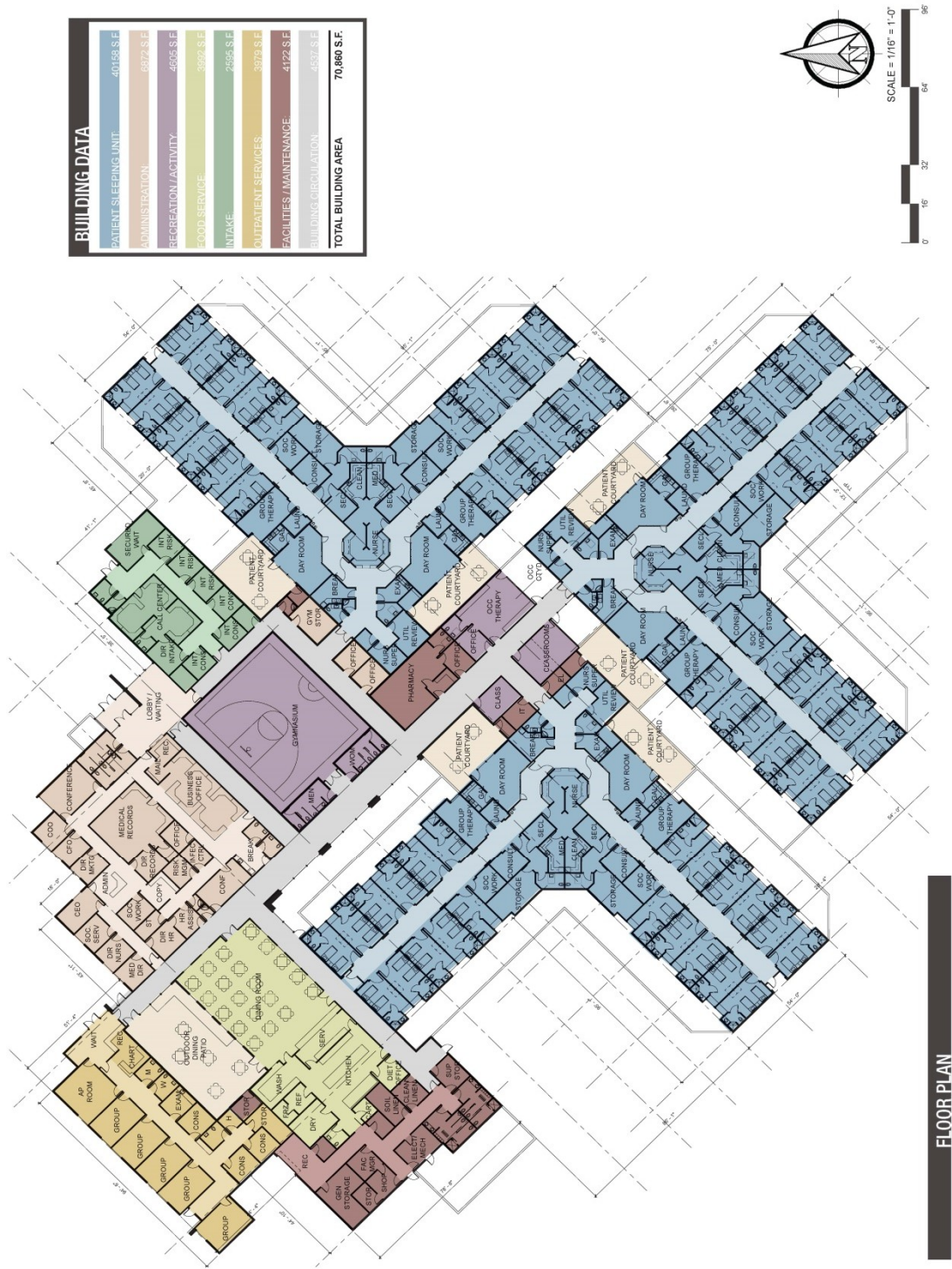
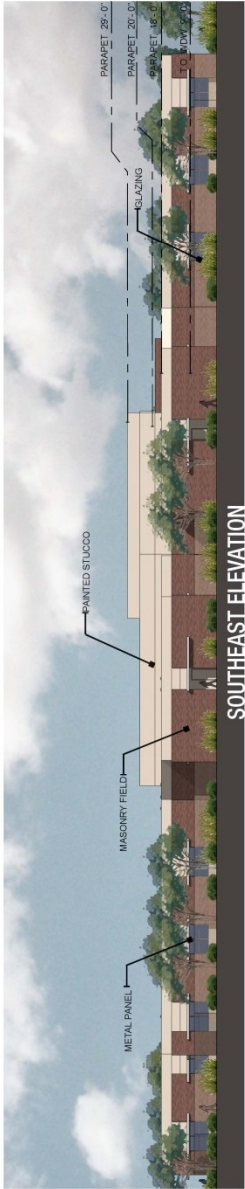
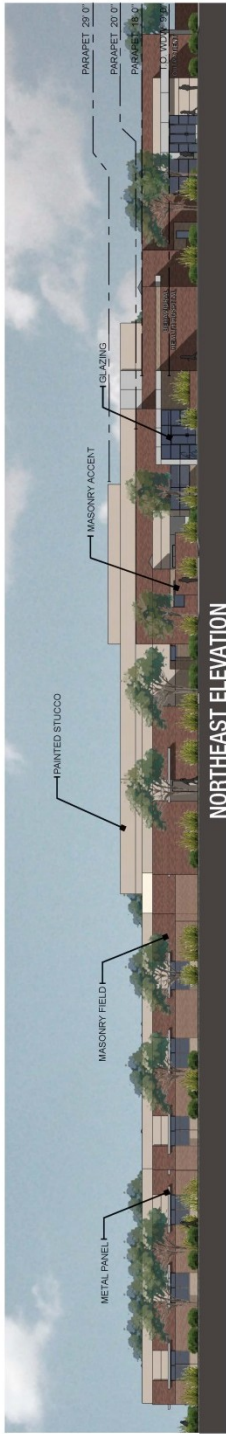


Exhibit C – Elevations



MATERIALS LEGEND	
Masonry Field:	AMCOR Quick-Blok Color: Cedarwood
Masonry Accent:	AMCOR Quick-Blok Color: Earthstone
Painted Stucco:	Frazee CL 2853M Glutted
Glazing:	SunGuard LL Blue or Crystal Gray
Metal Panels:	Alicabond - Silver Metallic

SCALE = 1/16" = 1'-0"

0 16' 32' 48' 80'

Exhibit D – Aerial Renderings



Exhibit E – Streetscape View

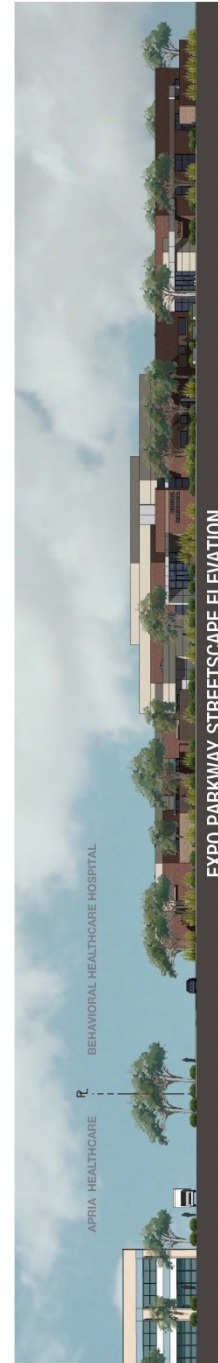
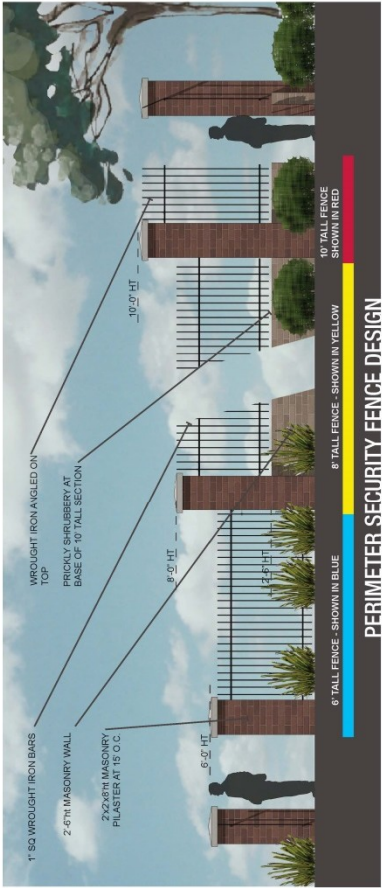
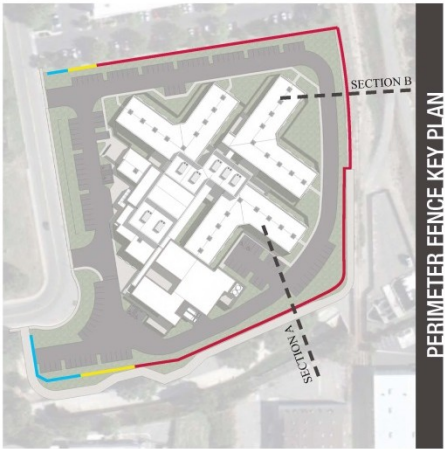


Exhibit F – Perimeter Fencing



City of
SACRAMENTO

Community Development Department

300 Richards Boulevard
Sacramento, CA
95811

Environmental Planning Services
916-808-5842

ADDENDUM TO AN ADOPTED 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 (MND) for the following described project:

Expo Parkway Behavioral Healthcare Hospital (P13-011): The project consists of development of a 70,860 square feet, approximate 120 beds, single-story acute care psychiatric inpatient hospital facility, which will primarily serve as a transitional care facility for the treatment of short term psychiatric illnesses with typical visits lasting between 3 days and 2 weeks. The project would be developed on approximately 6.78 acres located at Expo Parkway, south of Slobe Avenue at Assessor's Parcel Number (APN): 275-0310-022.

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 the attached Addendum, would have a significant effect on the environment beyond that which was evaluated in the 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 mitigated negative declaration has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

A copy of this document and all supportive documentation may be reviewed or obtained at the City of Sacramento, Community Development Department, Planning Division, 300 Richards Boulevard, Sacramento, California 95811.

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

By: _____

Date: _____

Expo Parkway Behavioral Healthcare Hospital (P13-011)
Addendum to a Mitigated Negative Declaration
adopted for Expo Office Development (P04-133)

Project Name/File: Expo Parkway Behavioral Healthcare Hospital (P13-011)

Project Location: South of State Route 160 and Expo Parkway, west of 1400 Expo Parkway, north and east of the existing bicycle trail located on APN 275-0310-022 (See Attachment A, Vicinity Map) in the Johnson Business Park area of the City of Sacramento.

Existing Plan Designations and Zoning: The 2030 General Plan land use designation for the project site is Suburban Center. The current zoning designation is General Commercial-Labor Intensive-Parkway Corridor (C-2-LI-PC) Zone. The proposed project includes a Rezone to Hospital (H) Zone.

Project Background: The project site was originally part of an approximate 8-acre project (P04-133) that was approved to develop approximately 84,734 square feet of office space. The Planning Commission adopted a mitigated negative declaration for the project. (See Attachment B)

Following project approval, the office development began grading work and installation of utilities, but work was discontinued and the development never moved forward. The project site has been sitting vacant since, and is regularly maintained for weed control.

Project Description: The project would construct and operate a 70,860 square feet, approximate 120 beds, single-story acute care psychiatric inpatient hospital facility, which will primarily serve as a transitional care facility for the treatment of short term psychiatric illnesses with typical visits lasting between 3 days and 2 weeks. The project would be developed on approximately 6.78 acres.

Discussion

An Addendum to a mitigated negative declaration 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. No substantial changes are proposed in the project which would require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

The original project was approved by the Planning Commission on March 10, 2005. The project evaluated in the Mitigated Negative Declaration (MND) included an 84,734-square foot office development. The current project includes a hospital with 120 beds in 70,860 square feet. The decrease in size of the development and the change in use from office to private behavioral healthcare facility would not result in any significant increase in construction

impacts, and would have no substantial effect in terms of operation of the facility. The reduced intensity of the proposed development would lessen previously identified potential impacts.

The previously adopted MND contained mitigation for air quality purposes, but upon receiving a comment letter from the Sacramento Metropolitan Air Quality Management District (SMAQMD) that confirmed that the MND evaluation overestimated equipment involved and thus overestimated the emissions associated with the project, the mitigation measures were removed and no mitigation measures were adopted for air quality. Upon initial review of the proposed project, utilizing the SMAQMD Guide to Air Quality Assessment in Sacramento County, it was determined that consistent with the previous action. The California Emission Estimator Model (CalEEMod) Version 2011.1.1 was also used to verify that the proposed project would not create emissions that exceed the thresholds and impacts associated to air quality would remain less than significant.

The original MND also identified impacts to the existing trees along the bike trail to the west of the subject site. Review of the proposed project layout shows that no development will occur immediately within the vicinity of these trees. However, protection of the tree located to the east of the bike trail will still be required. The mitigation measures are included and apply to this project.

The proposed project site is located within the shaded X flood zone indicating that it is in an area protected by levees.

The proposed project, as with the previously approved project, will be required to contribute a fair share contribution towards the construction of a future traffic signal at the intersection of Expo Parkway/Slobe Avenue/Centerbury Lane/Leisure Lane. The project's fair share contribution is provided for in the conditions of project approval.

The mitigation measures for the potential short-term construction impacts to the existing bicycle trail remain in effect for the proposed project. Since new excavation work will proceed with the proposed project, the mitigation measures for cultural resources will remain in effect and will be included in the mitigation monitoring program.

2. No substantial changes have occurred with respect to circumstances under which the project is undertaken that would require major revisions of the previous Mitigated Negative Declaration due to the involvement of new significant environmental effect or a substantial increase in the severity of previously identified significant effects.

The City adopted the 2030 General Plan and Master EIR in March 2009. The adoption of the 2030 General Plan does not result in a change of or any new significant effects relating to the proposed project but it did include a discussion and evaluation of greenhouse gas (GHG) emissions and climate change.

The Master EIR found that greenhouse gas (GHG) emissions that would be generated by development consistent with the 2030 General Plan would be a significant and unavoidable cumulative impact. The discussion of GHG emissions and climate change in the 2030 General Plan Master EIR are incorporated by reference in this Initial Study (CEQA Guidelines Section 15150).

The Master EIR identified numerous policies included in the 2030 General Plan that addressed GHG emissions and climate change (See Draft MEIR, Chapter 8, and pages 8-49 et seq). The Master EIR is available for review at the offices of Development Services Department, 300 Richards Boulevard, 3rd Floor, Sacramento, CA during normal business hours, and is also available online at <http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/>.

Policies identified in the 2030 General Plan include directives relating to sustainable development patterns and practices, and increasing the viability of pedestrian, bicycle and public transit modes. A complete list of policies addressing climate change is included in the Master EIR in Table 8-5, pages 8-50 et seq. The Final MEIR included additional discussion of GHG emissions and climate change in response to written comments (See changes to Chapter 8 at Final MEIR pages 2-19 et seq., as well as Letter 2 and response).

Emissions of greenhouse gases (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. A project's GHG emissions are at a micro-scale relative to global emissions, but could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact.

Implementation of the proposed project would contribute to increases of GHG emissions.

The proposed project's GHG emissions were estimated using the California Emissions Estimator Model (CalEEMod) Version 2011.1.1. Estimated emissions from the project are expressed as lbs/day of CO₂ equivalent (CO₂e) units, but have been converted to metric tons of CO₂ equivalent units of measure (i.e., MTCO₂e), which is the industry standard measurement units for GHG emissions. Table 1 below presents the proposed project's GHG emissions.

Table 1	
Project GHG Emissions	
	Annual CO₂ emissions (MTCO₂e)
2013 Construction Emissions ¹	163.3
2014 Construction Emissions ²	801.3
Operational Emissions	1,966.0
Source: CalEEMod.2011.1.1 Model, model run June 13, 2013.	
¹ 2013 construction emissions are based upon the assumption of construction length of two months.	
² 2014 construction emissions are based upon the assumption of a construction length of one year.	

The City of Sacramento has developed the City of Sacramento Climate Action Plan (CAP), which was adopted February 14, 2012. The CAP identifies how the City and the broader community could reduce Sacramento's GHG emissions and includes reduction targets, strategies, and specific actions. The project is conditioned to comply with the adopted CAP by meeting the Tier 1 requirements under Title 24 Building Energy Efficiency Standards or other equivalent methods to reduce GHG emissions 15% below business as usual (BAU) or 2008 levels. The proposed project's GHG emissions would not be expected to conflict with the City's

or State's goal per AB 32 or any other plans or regulations for reducing GHG emissions, and a less-than-significant impact would result.

Mitigation measures adopted for the Expo Parkway Offices project related to Cultural Resources have been updated to utilize the current mitigation language. With the implementation of these measures, impacts remain less than significant.

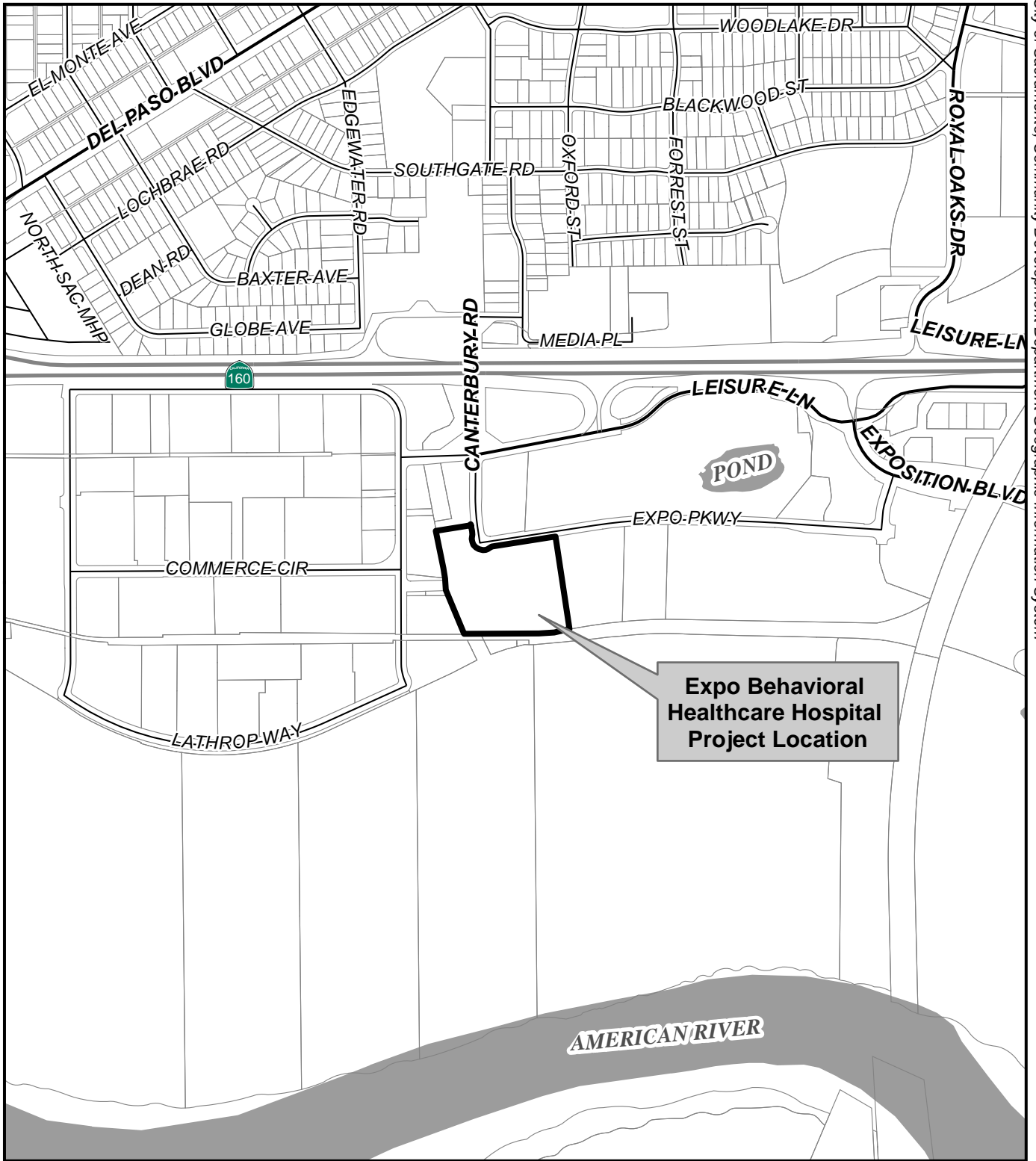
3. **No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or adopted, shows any of the following:**
 - a) **The project will have one or more significant effects not discussed in the previous EIR;**
 - b) **Significant effects previously examined will be substantially more severe than shown in the previous EIR;**
 - c) **Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative, or;**
 - d) **Mitigation measures or alternatives which are considerable different from those analyzed in the previous would substantially reduce on or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.**

There have been no new activities or development in the project vicinity that would change the evaluation of effects as set forth in the MND, and the project would have no new significant effects that have not already been identified and evaluated.

Based on the above analysis, this Addendum to the previously adopted Mitigated Negative Declaration for the project has been prepared.

Attachments:

- A) Vicinity Map
- B) Proposed Site Plan
- C) Mitigated Negative Declaration for P04-133 - Expo Office Development;
- D) Mitigation Monitoring Plan for P13-011 – Expo Parkway Behavioral Healthcare Hospital.



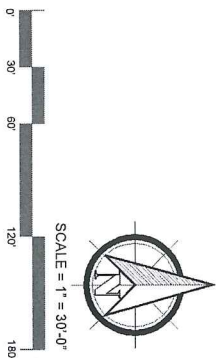
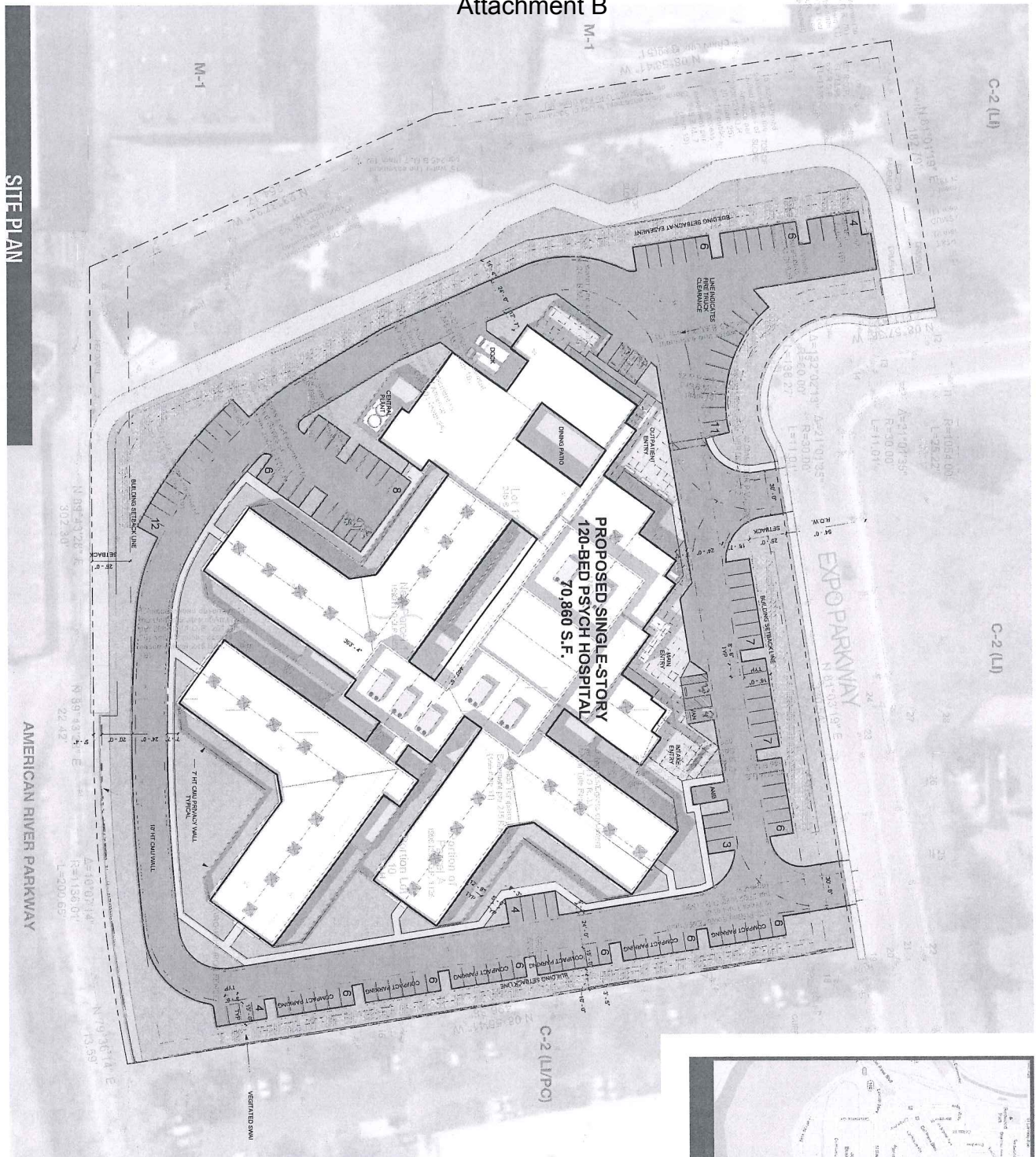
0.1 0.05 0 0.1 Miles



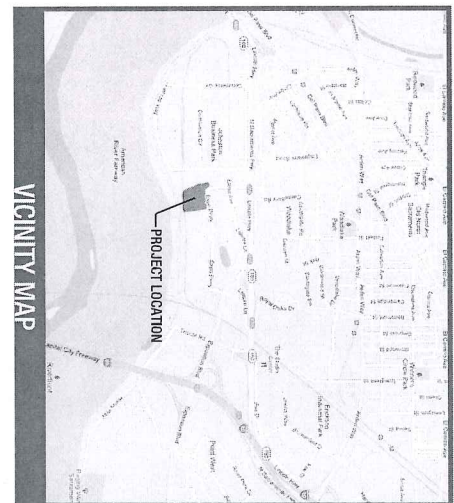
P13-011 **Vicinity Map** **Expo Behavioral** **Healthcare Hospital**



SITE PLAN



PROJECT DATA	
PROJECT DESCRIPTION:	120-BED ACUTE CARE PSYCHIATRIC HOSPITAL
APN NO.:	275-0310-022
JURISDICTION:	CITY OF SACRAMENTO
GROSS SITE AREA:	6.78 ACRES
NET SITE AREA:	5.37 ACRES
BUILDING AREA:	70,860 SF
COVERAGE:	30%
ZONING:	
EXISTING ZONING:	C2-U-PC
PROPOSED ZONING:	H (P)
SPECIAL USE PERMIT:	YES, HOSPITAL
PARKING REQUIRED:	(120-136D)
PARKING PROVIDED:	
STANDARD STALLS	81 SPACES
HOIST STALLS	60 STALLS
TOTAL PARKING	127 SPACES



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:

Expo Office Development (P04-133) – The proposed project site consists of two parcels, APNs 275-0310-008 and –022. The northern parcel, APN 275-0310-008, is situated south of Leisure Lane and east of Expo Parkway. The southern parcel, APN 275-0310-022, is situated south of Expo Parkway, on the other side of the northern parcel.

The proposed project consists of the entitlements to develop the project site with two office buildings on the northern parcel and five office buildings on the southern parcel. The total square footage of office space would be 84,734 square feet. The buildings will be of plaster with metal panels and a built up asphalt roof. At this time, no tenants are proposed.

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

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

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

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

By: James Regan Vung 01/24/05

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

**EXPO OFFICE DEVELOPMENT PROJECT (#P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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

This Initial Study is organized into the following sections:

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

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

SECTION III. - ENVIRONMENTAL CHECKLIST AND DISCUSSION: Page 6- Contains the Environmental Checklist form together with a discussion of the checklist questions. The Checklist Form is used to determine the following for the proposed project: 1) "Potentially Significant Impacts" that may not be mitigated with the inclusion of mitigation measures, 2) "Potentially Significant Impacts Unless Mitigated" which could be mitigated with incorporation of mitigation measures, and 3) "Less-than-significant Impacts" which would be less-than-significant and do not require the implementation of mitigation measures.

SECTION IV. - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Page 52 - Identifies which environmental factors were determined to have either a "Potentially Significant Impact" or "Potentially Significant Impacts Unless Mitigated," as indicated in the Environmental Checklist.

SECTION V. - DETERMINATION: Page 53 - Identifies the determination of whether impacts associated with development of the Proposed Project are significant, and what, if any, additional environmental documentation may be required.

ATTACHMENT	A – Vicinity Map/Site Photo
	B – Project Plan
	C – Mitigation Agreement
	E – SMAQMD Urbemis 2002 Calculations

SECTION I. BACKGROUND

File Number, Project Name:

P04-133/Expo Office Development

Project Location:

APNs: 275-0310-008 and -022

Project Applicant, Project Planner, and Environmental Planner Contact Information:

Project Applicant

Bob Slobe
400 Slobe Avenue
Sacramento, CA 95819

Project Planner

Ted Kozak
City of Sacramento, Development Services Department
1231 I Street, Room 300
Sacramento, CA 95814
(916) 808-1944

Environmental Planner

Susanne Cook
City of Sacramento, Development Services Department
1231 I Street, Room 300
Sacramento, CA 95814
(916) 808-5375

Introduction

The proposed project consists of the entitlements to develop the project site with five, one-story office buildings. The five buildings will total 60,000+/- gross sq. ft. Two hundred eighteen (218) parking spaces will be provided (1:275). The buildings will be of plaster with metal panels and a built up asphalt roof. At this time, no tenants are proposed.

The City of Sacramento, as lead agency, has determined that the appropriate environmental document for the proposed project is a Mitigated Negative Declaration. This environmental document 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

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

will not result in potentially significant impacts. Therefore, a Mitigated Negative Declaration is the proposed environmental document for this project.

The City is soliciting views of interested persons and agencies on the content of the environmental information presented in this document. Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but no later than the 20-day review period ending, Tuesday, February 15, 2005.

Please send written responses to:

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

SECTION II. PROJECT DESCRIPTION

Project Location

The proposed project site consists of two parcels, APNs 275-0310-008 and -022. The northern parcel, APN 275-0310-008, is situated south of Leisure Lane and east of Expo Parkway. The southern parcel, APN 275-0310-022, is situated south of Expo Parkway, on the other side of the northern parcel. Please see Attachment A for a Vicinity Map.

Project Background

No previous entitlements were sought for the project site.

Project Purpose

The purpose of the proposed project is to obtain the necessary entitlements to allow for development of the project site for office use.

Project Components

The proposed project consists of the entitlements to develop the project site with two office buildings on the northern parcel and five office buildings on the southern parcel. The total square footage of office space would be 84,734 square feet. The buildings will be of plaster with metal panels and a built up asphalt roof. At this time, no tenants are proposed.

- SPECIAL PERMIT for 100 percent offices in the M-1-LI zone;
- TENTATIVE MAP to subdivide two parcels totaling 7.25 +/- net acres into seven lots and two common parcels in M-1-LI zone.

SECTION III. ENVIRONMENTAL CHECKLIST AND DISCUSSION

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than- significant Impact
1. LAND USE <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 City of Sacramento General Plan identifies the site as Industrial Employee Intensive. The North Sacramento Community Plan identifies the site as Labor Intensive. The project site is zoned as M-1-LI-PC (Light Industrial-Labor Intensive Parkway Corridor) and C-2-LI (General Commercial Labor Intensive).

The project site contains a few large oak trees with the remainder of the site vacant and disked.

Standards of Significance

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

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

Answers to Checklist Questions

Questions A and B

No change in the land use designation would occur with the proposed project. The project would be consistent with the designated land uses and zoning.

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

The project site is not in agricultural use. Therefore, a less-than-significant impact on land use would occur.

Mitigation Measures

No mitigation is required.

Findings

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

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

The areas around the project site are mostly developed. The area adjacent to the northern parcel is occupied by the Radisson Hotel, the site to the west of the northern parcel is occupied by an office building, and the site to the north of the northern parcel is vacant but appears to have been disturbed over the years.

The site to the east of the southern parcel is occupied by an office development, the site to the west is covered by the Sump 151 channel, and the area to the south of the southern parcel is the levee and American River.

Standards of Significance

Section 15131 of the California Environmental Quality Act (CEQA) Guidelines states that the economic or social effects of a project shall not be treated as a significant effect on the environment. However, CEQA indicates that social and economic effects be considered in an EIR only to the extent that they would result in secondary or indirect adverse impacts on the physical environment.

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

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

existing affordable housing.

Answers to Checklist Questions

Questions A & B

The proposed project would not spur growth in an undeveloped area because the area has been developed years ago. The proposed project is located essentially on an infill site. In addition, the North Sacramento Community Plan has planned for development in this area. Therefore, growth impacts would be less-than-significant.

The project site is vacant and undeveloped. Therefore, impacts to housing would be less-than-significant.

Mitigation Measures

No mitigation is required.

Finding

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

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

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

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

Regional Geology. The surface sediments of the project site consist of Holocene Floodplain Deposits (SGPU DEIR, T-2). The SGPU DEIR states that the floodplain deposits represent the depositional regime of the area immediately prior to streamflow and drainage changes brought about within the last 135 years (SGPU DEIR, T-1). Floodplain deposits are unconsolidated sands, silts, and clays formed from flooding of the American and Sacramento Rivers, and these generally are moderately to highly permeable (SGPU DEIR, T-1). They are distributed in proximity to the present-day river channels and extend throughout the Central City, South Natomas, and a substantial portion of North Natomas (SGPU DEIR, T-1).

The general soils of the area consist of Columbia-Cosumnes (SGPU DEIR, T-5). These are described by the SGPU DEIR to be very deep, somewhat poorly-drained soils that are subject to flooding or protected by levees (T-5).

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 elements. The City of Sacramento also recognizes that it is prudent for the City to prepare for seismic related hazards and has, therefore, adopted policies as a part of the General Plan, Health and Safety Element. These policies require that the City protect lives and property from unacceptable risk due to seismic and geologic activity or unstable soil conditions to the maximum extent feasible, that the City prohibit the construction of structures for permanent occupancy across faults, that soils reports and geologic investigations be required for multiple story buildings, and that the Uniform Building Code requirements that recognize State and Federal earthquake protection standards in construction be used. The policies listed above are implemented through the building permit process for new construction projects and reduce the potential significant health and safety impacts. Thus, for the purposes of this environmental analysis, the potential for a significant geologic, soils, or seismic impact created by construction of the project has been substantially lessened by the application of regulatory requirements. Because the project is required to comply with these regulatory requirements, seismic hazards are considered to be less-than-significant.

Question B

Title 15, Chapter 15.88 of the City's Municipal Code requires a grading permit prior to construction activities. In accordance with the grading permit requirements, the applicant must submit an Erosion and Sediment Control (ESC) plan to reduce the amount of erosion and to retain sediment on the project site during construction. In addition, the Sacramento General Plan Update Draft Environmental Impact Report indicates that there are no highly erodible soils within the City (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

The Developer is required to follow all regulations concerning geotechnical considerations. This includes complying with the Uniform Building Code and preparing a geotechnical study to determine the soils stability. The code would require construction and design of the building to meet standards that would reduce risks associated with subsidence or liquefaction. Since the topography of the area is relatively flat, landslides do not present a hazard in the project site. Therefore, this impact is considered less-than-significant and no mitigation is required.

Question D

No unique geologic features exist in close proximity to the project. Therefore, the project would not result in any impacts from or to unique geologic or natural features.

Mitigation Measures

No mitigation is required.

Findings

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

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

Drainage/Surface Water. There is no surface water on the project site. However, Sump 151 drainage channel is situated west and adjacent to the southern parcel, and the American River is situated south of the project site. Drainage from the site is either absorbed by the site or runs off to the adjacent streets.

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

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

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

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

Flooding. The proposed project is located in a FEMA designated A99 zone. FEMA defines this zone as an area to be protected from 100-year flood by Federal protection system under construction. No base flood elevations have been determined.

Standards of Significance

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

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

Answers to Checklist Questions

Questions A, C-F

Development of the site would result in more runoff because of the addition of paved surfaces. The addition of paved surfaces also would result in a change in runoff absorption rate and pattern. Although more runoff would result from the development of the project, compliance with the City's Grading, Erosion and Sediment Control Ordinance (Title 15) and the Stormwater Management and Discharge Control Ordinance (Title 13) would reduce runoff impacts to a less-than-significant level. The Grading, Erosion and Sediment Control Ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

from the project site during construction. This ordinance also requires that a Post Construction Erosion and Sediment Control Plan be prepared to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than one acre, both source controls and on-site treatment control measures are required. A storm drain message is required at all drain inlets. On-site treatment control measures are also required.

The project is also required to comply with the Stormwater Management and Discharge Control Ordinance. This Ordinance requires that nonstormwater discharges to the stormwater conveyance system be controlled by eliminating discharges to the stormwater conveyance system from spills, dumping, or disposal of materials other than stormwater, and by reducing pollutants in urban stormwater discharges to the maximum extent practicable. This Ordinance is intended to assist in the protection and enhancement of the water quality of watercourses, water bodies, and wetlands in a manner pursuant to and consistent with the Federal Water Pollution Control Act, Porter-Cologne Water Quality Control Act and National Pollutant Discharge Elimination System ("NPDES").

During construction of the proposed project, groundwater may be encountered and may need to be withdrawn. Groundwater that has been withdrawn would eventually be discharged to surface water. Although the groundwater beneath the project site is not known to be contaminated, unknown groundwater contamination could have occurred. In the case that groundwater pumping would need to be done, the Developer would be required to follow the Regional Water Quality Control Board's standards and requirements, which include testing the groundwater for contamination. Testing the groundwater ensures that contaminated groundwater is not discharged to surface water.

Question B

The project site is situated within Flood Zone A99, which is an area to be protected. Flood Zone A99 is applied to areas of the City which have less than 100-year flood protection; however, FEMA has determined that adequate progress has been made on a Federal funded flood control project which, when completed, will provide 100-year flood protection to those areas. The explanation follows:

In 1998, per congressional mandate to establish a Special Flood Hazard Area (SFHA) addressing flood control systems that no longer provide 100-year protection, FEMA issued a final flood elevation determination letter and revised the FIRM for portions of the Sacramento area, replacing the A99 designation with a new flood zone entitled AR Flood Zone. This AR zone was intended for communities, such as Sacramento, where a certified 100-year or greater flood protection system had been decertified due to updated hydrologic or other data. The AR zone allowed for development to continue, with some restrictions, while progress was being made toward restoring a 100-year flood protection level. In 1998, the City of Sacramento certified Addendum III to the EIR for Land Use Planning Policy within the 100-year floodplain, which evaluated the risks of allowing development to continue within the AR zone.

Subsequent to the AR zone redesignation, the Army Corps of Engineers lowered the estimates for

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

100-year flood flows on the American River. In addition, the Sacramento Area Flood Control Agency (SAFCA) continued to make progress on flood control projects along the American River. These two occurrences enabled the City to apply for and receive a flood map revision. On May 22, 2000, FEMA notified the City that the FIRM was being revised to redesignate areas previously listed as an AR zone back to the A99 zone. FEMA's action removes the 3-foot elevation and floodproofing requirement for new buildings but does not eliminate the mandatory flood insurance requirement.

Findings

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

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

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

The SVAB is subject to federal, state, and local regulations, which include the Federal and California Clean Air Acts and the Sacramento Metropolitan Air Quality Management District (SMAQMD) Rules. Standards for air pollutants are set under these regulations. The air pollutant standards under the California Clean Air Act are more stringent than the Federal Clean Air Act; therefore, air basins within the State of California follow the California Clean Air Act air pollutant standards.

The project site is situated within in Sacramento County, which 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.

Both the federal Environmental Protection Agency and the California Air Resources Board classifies the SVAB as non-attainment for ozone and PM₁₀ (particulate matter less than 10 microns in diameter). Carbon monoxide (CO) is designated as unclassified/attainment (California Air Resources Board, 1998). A non-attainment status for an air pollutant means that the air basin must develop regional air quality plans to show how the air basin will eventually attain the standards.

Standards of Significance

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

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, 1994). 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

Questions A, B & D

Operational Impacts: In order to assess whether mobile source emissions for ozone precursor pollutants (NO_x and ROG), PM₁₀ and CO are likely to exceed the standards of significance due to operation of the project once completed, an initial project screening was performed using Table 4.2 in the SMAQMD *Guide to Air Quality Assessment* (July 2004). This table provides project sizes for land use types which, based on default assumptions for modeling inputs using the URBEMIS2002 model, are likely to result in mobile source emissions exceeding the SMAQMD thresholds of significance for these pollutants. For projects approaching or exceeding the thresholds indicated in the table, a more detailed analysis is required. Those projects which do not approach or exceed the threshold levels in the table can be conservatively assumed not to be associated with significant emissions of NO_x, ROG, PM₁₀ and CO.

Projects categorized as "Office Park, General Office" land use development types are considered potentially significant at the NO_x Screening Level for operational impacts at 841,000 square feet or higher. The size of the proposed project is 83,734 square feet, which is well below the Table 4.2 criteria for office. Therefore, no potentially significant operational impacts are expected to air quality due to mobile source emissions for these criteria pollutants.

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Project-Related Construction Impacts: The project was also screened for potential impacts to air quality due to construction of the proposed project, also using Table 4.2 in the SMAQMD *Guide to Air Quality Assessment* (July 2004) as described above. For projects categorized as "Industrial Park" land use development types, 56,000 square feet or larger are considered potentially significant at the NO_x Screening Level for construction impacts. The size of the proposed project is 294,901 square feet, which is above the Table 4.2 criteria for Industrial Park. As a result, *URBEMIS 2002 for Windows 7.4.2* model was used to calculate estimated emissions for the proposed project.

Based on the estimated emissions from the URBEMIS model, the proposed project would exceed the short-term emissions threshold of 85 lbs/day for NO_x. The NO_x emissions are estimated to be 129.55 lbs/day in the year 2005. These emissions are above the thresholds for NO_x emissions, and therefore, the following mitigation measures are necessary:

Mitigation Measures

AQ-1: Category 1: Reducing NO_x emissions from off-road diesel powered equipment

The project shall provide a plan for approval by the lead agency, in consultation with SMAQMD, demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NO_x reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at time of construction; and

The Project representative shall submit to the lead agency and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. 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, and name and phone number of the project manager and on-site foreman.

and:

Category 2: Controlling visible emissions from off-road diesel powered equipment

The project shall ensure that exhaust emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the lead agency and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the

duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.

Project Name (Control #)	Activity Phase	Nox (lbs/day) unmitigated	Nox (lbs/day) mitigated	NOx over threshold (lbs/day)	duration (days)	Total significant Nox (lbs)
	Demolition	0.00	0.00			0.00
	Grading	129.55	103.64	18.64	29	540.56
	Building Construction 2005	69.75	55.80			0.00
	Building Construction 2006	103.25	82.60			0.00
<i>Total project Nox over threshold (lbs)</i>						540.56
<i>Total project Nox over threshold (tons)</i>						0.27
Mitigation fee (\$13,600/ton)						\$3,676

AQ-2: Prior to the approval of improvement plans or the issuance of grading permits, the Project Proponent will submit proof that the off-site air quality mitigation fee of \$3,625.00 has been paid to SMAQMD, and that the construction air quality mitigation plan has been approved by SMAQMD and the lead agency.

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

Ambient Air Emissions

The July 2004 SMAQMD Guide to Air Quality Assessment states that projects are considered significant if anticipated emissions of certain pollutants exceed or contribute substantially to an existing or projected violation of an ambient air quality standard, or expose sensitive receptors (e.g., children, athletes, elderly, sick populations) to substantial pollutant concentrations (5-1). These pollutants include carbon monoxide (CO), PM₁₀, oxides of nitrogen (NO₂), and sulfur oxides (SO₂).

Since the NO_x emissions for operation of the project is less-than-significant, ambient air emissions would be considered less-than-significant as well.

Question C

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

Findings

This project would result in a less-than-significant impact to air quality with the implementation of the above mitigation measures.

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

Roads. The project is located south of Expo Parkway and east of Commerce Circle. Nearby roads include Expo Parkway, Leisure Lane, Canterbury Road, Commerce Circle, and Slobe Avenue. Regional traffic access to the project site is provided by the freeway system that serves North Sacramento. State Route 160 (SR 160) is a limited-access four-lane freeway and passes through the area to the north. To the east, SR 160 connects to the Capital City Freeway. To the west, SR 160 extends into the Central City Sacramento. Local access to SR 160 is via full interchanges at Canterbury Road/Leisure Lane and Royal Oaks Drive/Exposition Boulevard.

Canterbury Road is a two-lane, north-south local street that extends from Leisure Lane to Arden Way. North of SR 160, Canterbury Road passes through a residential area, and has an offset intersection at Southgate Road. Canterbury Road is also offset immediately north of SR 160, and

crosses over SR 160 on a two-lane structure.

Expo Parkway is a local street that serves an area of retail and office uses, which extends from Exposition Boulevard to Leisure Lane. The roadway has one through-lane in each direction, with additional lanes near its signalized intersection with Exposition Boulevard.

Leisure Lane is an east-west, two lane local road parallel to SR 160, which also serves as part of the two SR 160 interchanges in the area, including an overcrossing of SR 160. The Leisure Lane intersection with Exposition Boulevard is signalized.

Exposition Boulevard is an east-west, major arterial roadway extending from SR 160 to the east, which has traffic signals at major intersections including at Leisure Lane/ Expo Parkway. Exposition Boulevard is four-lanes wide from SR 160 to Tribute Road, including the undercrossing through the Union Pacific Railroad.

Slobe Avenue is a two-lane, east-west local street, which connects to Commerce Circle with Leisure Lane. Commerce Circle is a two-lane local loop street that provides access to an area of light industrial, commercial, and office uses.

Public Transportation. Sacramento Regional transit is the major public transportation service provide within Sacramento County providing 26.9 miles of light rail service and fixed-route bus service on over 119 routes. Light rail service and many of the bus routes are oriented to the downtown areas. Current light rail service extends from downtown to the Watt/I-80 station to the northeast. There are three light-rail stations located to the north of the project area. They are the Globe Avenue Station, the Arden/Del Paso Station, and the Royal Oaks Station.

Regional transit operates bus route 12 (Exposition) through the area to the north and the east. Route 12 operates on Exposition Boulevard, Leisure Lane, Royal Oaks Drive, and Arden Way. This route connects the Arden/Del Paso Light Rail Station, where it also connects with bus routes 13, 14, 15, 19, 20, 22, 23, 25 and 88.

Bikeways. There are no existing bike lanes along Expo Parkway and Leisure Lane at the project vicinity. However, there is an existing off-street bike trail to the south of the project site along the edge of the American River Parkway green belt.

According to the Sacramento City/County Bikeway Master Plan, there are no proposed future bike lanes in the project vicinity. However, "*Traffic Study of Potential Development in the SR 160 Corridor – North Sacramento*", Prepared by DKS Associates, November 2000) indicated that the following on-street bikeways are proposed in the areas including:

- Canterbury Road-Del Paso Boulevard to Leisure Lane
- Leisure Lane-Canterbury Road to Exposition Boulevard

Parking. Currently, no parking is available at the project site as it is vacant and undeveloped.

Standards of Significance

1. **Roadways:** 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
 - For facilities operating at LOS D, E or F without the project, an impact is considered significant if the project increases the v/c ratio by 0.02 or more
2. **Intersections:** A significant traffic impact occurs under the following conditions:
 - The addition of project-generated traffic causes the level of service of the intersection to change from LOS A, B, or C to LOS D, E or F
 - The addition of project-generated traffic increases the average stopped delay by five seconds or more at an intersection already operating worse than LOS C
3. **Bicycle Facilities:** A significant Bikeway impact would occur if:
 - The project hindered or eliminated an existing designated bikeway, or if the project interfered with implementation of a proposed bikeway
 - The project is to result in unsafe conditions for bicyclists, including unsafe bicycle/pedestrian or bicycle/motor vehicle conflicts
4. **Pedestrian Facilities:** A significant pedestrian circulation impact would occur if:
 - The project would result in unsafe conditions for pedestrians, including unsafe increase in pedestrian/bicycle or pedestrian/motor vehicle conflicts.
5. **Transit Facilities:** A significant impact to the transit system would occur if the project-generated ridership, when added to existing or future ridership, exceeds available or planned system capacity. Capacity is defined as the total number of passengers the system of busses and light rail vehicles can carry during the peak hour of operation.
6. **Parking:** A significant impact to parking would occur if the anticipated parking demand of the proposed 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

Question A

The proposed project consists of the entitlements to develop five, one-story office buildings with a total gross square feet of 60,000+/- on an existing vacant lot, which is situated immediately south of Expo Parkway east of Commerce Circle and north of the Union Pacific Railroad. Once completed, the project will generate additional trips on the road network. The anticipated trip generation from the project is estimated as 125 hourly vehicular trips during the morning peak hours (7:00 – 9:00 AM) and 146 hourly vehicular trips during the afternoon peak hours (4:00 – 6:00 AM).

The project is included in the entire State Route 160 (SR 160) Corridor Development Project, which consists of future developments of over twenty parcels along the SR 160 Corridor. The ultimate project built-out is estimated in the year 2022. A traffic impact study prepared in November 2000 by DKS Associates for the project (*Traffic Study of Potential Development in the SR 160 Corridor – North Sacramento*) indicates that the ultimate build-out of the entire SR 160 will create significant environments impacts and cause severe degrading of level of service (LOS) for the roadway systems in the project vicinity. The DKS traffic study identified necessary roadway improvements as the required mitigation measures to minimize the environmental impacts of the proposed developments along the SR160 Corridor. Several required improvements that are most closely related to this Expo Office Development are identified as follows:

- A traffic signal installation at Leisure Lane and SR 160 Eastbound Ramps intersection;
- A traffic signal installation at the intersection of Canterbury Road/Expo Parkway and Leisure Lane/ Slobe Avenue;
- A traffic signal installation at the intersection of Canterbury Road and SR 160 Westbound Ramps.

Since the current project is consistent with the land uses designated for the project site as reflected in the City of Sacramento General Plan, and is part of the entire SR 160 Corridor Developments, mitigations are thus required as the conditions of project development to alleviate the potential environmental impacts of the project. A fair share contribution (to be determined by the City) based on overall trip generation of the project site will be required as a condition of approval of the proposed project. Impacts to traffic are anticipated to be less-than-significant.

Question B

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

Question C

Existing road infrastructure provides adequate emergency access to the proposed project site. The project proposes new driveways to provide emergency access. The project site will be

designed to the appropriate City standards. Therefore, potential emergency access impacts are considered to be less-than-significant.

Question D

Parking in garages will be provided as part of the proposed project. On-street parking will also be available within the proposed project once completed.

Question E

The frontage improvements along the project site will include sidewalks, curbs, and gutters that will be designed to City standards. Therefore, impacts arising from potential bicycle/pedestrian or bicycle/motor vehicle conflicts are considered to be less-than-significant.

Question F

No alternative forms of transportation are proposed for the project site or area. However, the southern parcel of the proposed project is immediately east and adjacent to an existing off-street bike trail. The nearest building to the proposed project is approximately 37 feet east of the existing bike trail. The operation of the proposed project would not affect the existing bike trail because the side of the project closest to the bike trail is just a wall. However, during construction, the bike trail may be impacted. The following mitigation measures shall be followed to ensure less-than-significant impacts on alternative modes:

Mitigation Measures

T-1: Signage shall be placed at the entrance of the bikepath at least two weeks prior to the start of construction of the project. The signage shall include the period of closure, the name of a contact person, the contact person's phone number, and locations of alternate routes if that portion of the bike trail is closed during construction.

T-2: Detour signs shall be placed conspicuously showing where the alternate bike routes are located.

T-3: Photos of the existing bikepath should be taken prior to construction of the project. Also, a detailed written description of the materials of the bikepath shall be drafted prior to construction of the project.

T-4: The same materials of the existing bikepath shall be used when the bikepath is being reconstructed.

Question G

There are no railroads within or adjacent to the project site, so impacts to rail traffic are not anticipated. There are also no surface waters on the project site. However, the Sump 151

channel is situated just west of the southern parcel and the American River is situated just south of the southern parcel. Since the proposed project would be contained on-site, no impacts to water traffic are anticipated.

None of the buildings are high enough to cause problems with air traffic, so air traffic impacts are anticipated to be less-than-significant.

Findings

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

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

The project site is best described as annual grassland habitat. The site was disked during an August 2004 site visit. The SGPU DEIR describes annual grassland with having vegetation that are winter and spring active herbaceous communities dominated by nonnative grasses (SGPU DEIR, U-11). Common dominants include members of the following genera: brome grass, wild oats, foxtail grass, fescue grasses, brodiaea, mariposa lily, clover, lupine, popcorn flower, fiddleneck, filaree, and poppy (SGPU DEIR, U-11).

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

- Violate the Heritage Tree Ordinance (City Code 12:64.040).

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

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

Answers to Checklist Questions

Question A

Most bird species are protected under federal and state regulations, specifically under the Migratory Bird Treaty Act and the California Fish and Game Code. The Migratory Bird Treaty Act protects migratory bird species that are on the federal list and their nests and eggs from injury or death. Project related disturbances must be reduced or eliminated during the nesting cycle. The California Fish and Game Code prohibits the possession, incidental take, or needless destruction of birds, their nests, and eggs. Under the California Fish and Game Code, birds that are “fully protected” may not be taken or possessed except under specific permit.

The federal Endangered Species Act protect threatened and endangered species on the federal list from “take” (indirect or direct harm) unless a Section 10 permit is granted or a Biological Opinion with incidental take provisions is rendered. Habitat loss is considered to be an impact to the species under the federal Endangered Species Act.

California also has a state Endangered Species Act. The California Endangered Species Act prohibits “take” (defined as the direct killing of the species) of state listed species. A permit must be obtained if the project will result in the “take” of listed species, either during construction or over the life of a project.

The California Native Plant Protection Act of 1977 requires that landowners notify the California Department of Fish and Game (CDFG) at least 10 days prior to initiating activities that will destroy a listed plant to allow the salvage of plant material.

No special-status species were observed by during a site visit on August 2004. The site had been recently disked during the site visit. Review of aerial photos indicates the project site to lack habitat for special-status species. In addition, the California Natural Diversity Database (CNDDB) indicates that the only special-status species that have been recorded in the general project area is the Valley Elderberry Longhorn Beetle (VELB). Since the project site lacks elderberry shrubs, the habitat for the VELB, less-than-significant impacts on special-status species are anticipated.

Question B

The only local species the City protects are "Heritage Trees." The City protects "Heritage Trees" by ordinance (City Code 12.64). Heritage Trees are defined by Sacramento's Heritage Tree Ordinance as:

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

There are several heritage-sized oaks on the project site, including three on the southern parcel and two (one multi-trunk) on the northern parcel. The proposed project does not call for removal of any existing trees. However, due to the proximity of the trees to the proposed project, construction activities may impact the existing on-site trees. Therefore, the following mitigation measures shall be implemented to ensure less-than-significant impacts:

Mitigation Measures

BR-1: Prior to the issuance of demolition/grading permits a 6-foot chain link fence shall be installed around the trees to be preserved under the direction of the city arborist **(768-8604)**. Orange plastic fencing is not acceptable. The fencing shall remain in place for the duration of the project. Within the fenced area there shall be no grade changes, storage of materials,

trenching, or parking of vehicles.

BR-2: The contractor shall hire an International Society of Arboriculture (ISA) certified arborist to make biweekly inspections to ensure the protective fencing stays in place and to monitor tree health. The arborist will take any required action such as supplemental irrigation, fertilization, or soil compaction remediation to ensure the health of the tree. The contractor will be responsible for any costs incurred.

BR-3: If during excavation for the project any tree roots greater than two inches in diameter are encountered work shall stop immediately until the project arborist can perform an on-site inspection. All roots shall be cut clean and the tree affected may require supplemental irrigation/fertilization and pruning as a result of root pruning.

BR-4: The contractor shall be held liable for any damage to existing street trees such as trunk wounds, broken limb, pouring of any deleterious materials, or washing out concrete under the drip line of the tree. Damages will be assessed using the *A Guide to Plant Appraisal, Ninth Edition* published by the ISA. The project arborist will do the appraisal and submit a report for review by the city arborist.

Impacts to locally designated species are anticipated to be less-than-significant with the implementation of the above mitigation measures.

Question C

In a jurisdictional sense, there are two definitions of a wetland: one definition adopted by the United States Army Corps of Engineers (ACOE) (the federal agency with jurisdiction over "waters of the U.S.", including wetlands) and a separate definition adopted by the state of California, California Department of Fish and Game (CDFG). 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.

The Clean Water Act Section 404 regulates the discharge of dredged or fill material into waters of the U.S. The ACOE has primary federal responsibility for administering regulations that concern "waters of the U.S.", including wetlands. The ACOE 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 local regulatory agencies provide comment on ACOE permit applications. Two types of permits are available to discharge into water of the U.S. These two permits are "general" or "nationwide" permits for discharges affecting less than ½ acre, and "individual" permits for discharges greater than ½ acre.

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 provides comments on

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

ACOE 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 an ACOE permit action meets state water quality objectives (Section 401, Clean Water Act).

A site visit and review of aerial photos show that there are no existing wetlands on the project site. Therefore, impacts to wetlands and Waters of the U.S. would be less-than-significant.

Findings

The proposed project would not result in significant impacts to biological resources with the incorporation of the above mitigation measures.

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

Pacific Gas and Electric (PG&E) is the natural gas utility for the City of Sacramento. Not all areas are currently provided with gas service. PG&E gas transmission pipelines are concentrated north of the City of Sacramento. Distribution pipelines are located throughout the City, usually underground along City and County public utility easements (PUEs).

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

Standards of Significance

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

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

Answers to Checklist Questions

Questions A - C

The proposed project would require the use of energy when implemented and during construction. However, this would not require the development of new sources of energy nor would result in substantial increases in demand for energy. In addition, the proposed project would have to meet State Building Energy Efficient Standards (Title 24) and would have energy conservation measures built into the project. Therefore a less-than-significant impact is expected.

Mitigation Measures

No mitigation measures are required.

Findings

The project would not result in impacts to energy resources.

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

The SGPU DEIR indicates that a hazardous waste is defined by the California Department of Health Services (DOHS) as any waste material or mixture of wastes which is toxic, corrosive, flammable, an irritant, a strong sensitizer, or a material which generates pressure through decomposition, heat, or other means, if such a waste or mixture of wastes may cause substantial injury, serious illness or harm to humans, domestic livestock, or wildlife (X-1).

Hazardous materials are commonly used by industries and businesses, but are also found in the home and work environments (SGPU DEIR, X-1). If used properly, these products are safe and cause little, if any concern (SGPU DEIR, X-1).

Standards of Significance

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

- expose people (e.g., residents, pedestrians, construction workers) to existing

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

Answers to Checklist Questions

Questions A, C & D

The County of Sacramento, Environmental Management Department keeps a list of sites that have had known potentially hazardous leaks or spills. This list is called, "Toxisites." The Toxisites database did not identify the project site as one with a known leak or spill.

However, previously unidentified contaminants could be uncovered during construction of the project. State and federal laws such as Fed/OSHA and CalOSHA establish procedures on how to handle contamination if discovered during construction would ensure that health hazards are less-than-significant.

In addition to possibly finding contamination during construction of the project site, hazardous materials such as paints may be used during construction of the project. As indicated above, there are state and federal laws governing the use of hazardous materials. These laws implement training programs, safety procedures, etc. Adherence to these laws would reduce potential accidents regarding hazardous materials and substances to a less-than-significant level. When completed, the project is not anticipated to generate, use, or store any hazardous materials aside from common household products.

Questions B & E

The proposed project is required to meet the Uniform Fire Code standards. Therefore, impacts to fire hazards are considered to be less-than-significant.

Findings

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

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

Noise is defined as unwanted sound. The SGPU DEIR indicated that the three major noise sources in the City of Sacramento are surface traffic, aircraft, and the railroad (AA-1).

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. The maximum normally acceptable exterior community noise exposure for residential use is 60 dB Ldn, while the interior noise standard is 45 dB Ldn;
- 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

Page 37

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.

Construction-generated sound is exempt from limits if construction activities take place between the hours of 7:00 a.m. and 6:00 p.m. Monday-Saturday and between 9:00 a.m. and 6:00 p.m. on Sundays as specified in Section 8.68.080 of the City of Sacramento Noise Ordinance.

Answers to Checklist Questions

Questions A and B

In general, human sound perception is such that a change in sound level of 3 dB is just noticeable, a change of 5 dB is clearly noticeable, and a change of 10 dB is perceived as doubling or halving sound level. Sound from a single point source (e.g., a generator) typically attenuates at a rate of 6 dB per doubling of distance. Sound from a line source (e.g., a continuous traffic flowing on a highway) typically attenuates at a rate of 3 to 4.5 dB per doubling of distance.

Noise Impacts on the Proposed Project from the Surrounding Area

The project area is mostly comprised of offices. A hotel is situated east and adjacent to the northern parcel. An office building is situated east of the southern parcel. The uses in the project area are of those that do not generate major noise. Since the streets adjacent to the proposed project are not major arterials, noise from traffic is anticipated to be less-than-significant. The nearest railroad tracks are more than 1,700 feet away from the project site. This distance is too far to impact the proposed project in relation to noise. In addition, office buildings have a typical façade that would reduce noise with windows closed by about 25 dB Ldn. Since most office buildings windows are inoperable, the facades would achieve the maximum reduction of 25 dB Ldn. Therefore, the surrounding uses around the site are not anticipated to impact the project site with regards to noise.

Noise Impacts on the Surrounding Area from the Proposed Project

Operation of the proposed project is not anticipated to create noise impacts on the surrounding uses because the project would be office use and would be compatible with the surrounding area. Therefore, the noise impacts of the proposed project are anticipated to be less-than-significant.

Construction of these improvements, however, would likely increase noise levels in the short-term. The City of Sacramento Noise Ordinance exempts construction-related noise if the construction takes place between the hours of 7:00 a.m. and 6:00 p.m., on Monday through Saturday, and between 9:00 a.m. and 6:00 p.m. on Sunday. Short-term noise impacts would be less-than-significant with adherence to the Noise Ordinance.

Findings

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

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

Public uses include police stations, fire stations, libraries, schools, and community centers. Public services in the project area are provided by the 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, B, D & E

Occasional emergency services, such as police and fire, may be needed to serve the site. The existing public services are anticipated to be sufficient for the proposed project. Therefore, impacts to public services would be less-than-significant.

Question C

The proposed project would be offices. The school-aged population is not anticipated to increase because of the project. Therefore, impacts to schools would be less-than-significant.

Mitigation Measures

No mitigation is required.

Findings

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

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

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

Water. The City provides water service in the general project area.

Stormwater Drainage and Sewer. The City of Sacramento provides sewer service to the project site (the project site is located in the City's Sewer Basin 79).

Solid Waste. The project is required to meet the City's Recycling and Solid Waste Disposal Regulations (Chapter 17.72 of the Zoning Ordinance). The purpose of the ordinance is to regulate the location, size, and design of features of recycling and trash enclosures in order to provide adequate, convenient space for the collection, storage, and loading of recyclable and solid waste material for existing and new development; increase recycling of used materials; and reduce 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 storm water that would exceed the capacity of the storm water system.

Answers to Checklist Questions

Questions A-F

There would be no need for new utilities aside from extensions and connections. The existing utility systems, when the proposed project site is connected to them, are anticipated to adequately serve the project site. The proposed project would not generate enough storm water to exceed the storm water system. An on-site drainage system is required. In addition, the project cannot be approved without adequate utilities.

The proposed project would generate an increase in solid waste. However, the proposed project is required to comply with the City of Sacramento's Zoning Ordinance, Title 17, Chapter 17.72 (Recycling and Solid Waste Disposal Regulations). As explained above, the purpose of Title 17, Chapter 17.72 is to regulate the location, size, and design of features of recycling and trash enclosures in order to provide adequate, convenient space for the collection, storage, and loading of recyclable and solid waste material for existing and new development; increase recycling of used materials; and reduce litter. Since the proposed project is required to reduce waste, solid waste impacts are anticipated to be less-than-significant.

The SGPU DEIR indicates that to generate a water demand that would be significant, the size of the proposed office use would be approximately 2,700 acres while the size of the retail use would be approximately 2,500 acres. Since the proposed office use would be 100,000 square feet and the proposed retail use 5,000 square feet, water demand would be less-than-significant.

Because the existing utilities systems are adequate to meet the proposed project and will not require any alterations or the construction of new systems, this impact would be less-than-significant.

Mitigation Measures

No mitigation is required.

Findings

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

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

Aesthetic values are found in scenic qualities of natural and urbanized environments and include natural areas, architecture, and historic sites (SGPU DEIR, S-1). The City of Sacramento has many positive aesthetic features (SGPU DEIR, S-1).

Standards of Significance

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

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

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

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

Answers to Checklist Questions

Questions A and B

The proposed project is not within an identified scenic corridor or viewshed so impacts to an identified scenic corridor or viewshed would be less-than-significant. The proposed project would not have a negative aesthetic effect, as the project area is mostly developed.

Questions C and D

The proposed project would include the installation of lighting. Since there are no residences adjacent to the project site, there would be no impacts to residences from lighting. Any lighting proposed for the project would be used to illuminate the areas around the office and the parking areas, and are therefore, not anticipated to be cast directly onto oncoming traffic. Impacts are anticipated to be less-than-significant.

Mitigation Measures

No mitigation is required.

Findings

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

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than- significant Impact
14. CULTURAL RESOURCES			
<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 SGPU defines a Primary Impact Area as an area that is most sensitive to urban development due to the potential presence of cultural resources. These areas include areas along the Sacramento and American Rivers, North Natomas, portions of North Sacramento which lie north of I-80 along drainage courses, the American River floodplain, the southwest portion of South Natomas, the Florin Road vicinity, and the unsurveyed drainage ditches of South Sacramento.

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 - D

The project site does not contain any known cultural or historical resources. Further, the SGPU DEIR shows the project site as not being near or within the Primary Impact Area. However, construction of the project may unearth previously unidentified cultural or historical resources. Therefore, the following mitigation measures shall be implemented during construction of the project to ensure a less-than-significant impact:

Mitigation Measures

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

CR-2: If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.

Question E

There are no existing religious or sacred uses on the project site. Therefore, it is not anticipated that religious or sacred uses will be impacted by the proposed project.

Findings

The project is determined to have less-than-significant impacts on cultural resources with the incorporation of the above mitigation measures.

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than- significant Impact
15. RECREATION <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

There are no existing recreational amenities within the project site. However, there is an existing off-street bike trail immediately west of the southern parcel.

Standards of Significance

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

Answers to Checklist Questions

Questions A and B

There is an existing bike trail immediately west and adjacent to the project site. The bike trail would not be directly impacted by the proposed project. However, during construction, impacts to the bike trail may occur. The Transportation/Circulation section of this document on page 22 further discusses the proposed project and its potential impact to it during construction.

Since the proposed project would be office use, demand for more recreation is not anticipated. Therefore, impacts to recreation would be less-than-significant.

Mitigation Measures

No mitigation is 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
<p>16. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u></p> <p>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?</p> <p>B. Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals?</p> <p>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.)</p> <p>D. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? Disturb paleontological resources?</p>		<p style="text-align: center;">✓</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>

Mandatory Findings of Significance Discussion

- A. As discussed in the Biological Resources section, the project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community because the project includes mitigation measures to reduce impacts on local designed species to a less-than-significant level. There are no known cultural resources on the project site. However, mitigation measures are included in the document in the case that previously unidentified cultural resources are uncovered during construction.
- B. As discussed in the preceding section, the project does not have the potential to achieve short-term, to the disadvantage of long-term environmental goals.
- C. When impacts are considered along with, or in combination with other impacts, the project-related impacts are less-than-significant. The proposed project will not add substantially to any cumulative effects. Project related impacts would be mitigated to a less-than-significant level; therefore cumulative effects are not considered a significant impact.
- D. The project does not have environmental effects that could cause substantial adverse effects on human beings, either directly or indirectly. The site is not known to contain any hazards. There are no known paleontological resources on the site. However, mitigation measures are included in the case they are uncovered during construction.

SECTION IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

SECTION V. DETERMINATION

On the basis of the initial evaluation:

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

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

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


Signature

1/25/05
Date

Puysan "Susanne" Cook
Printed Name

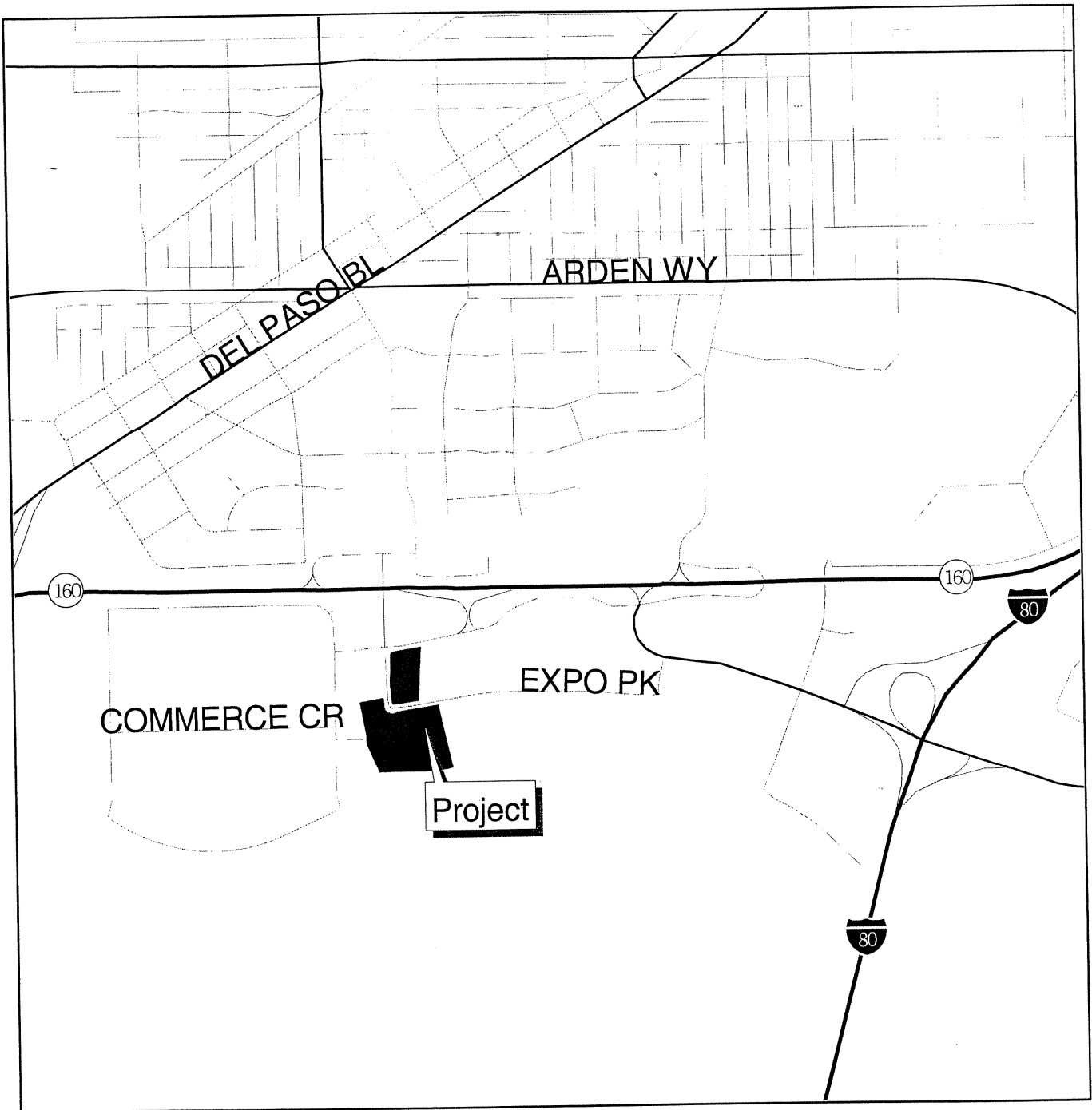
EXPO OFFICE DEVELOPMENT PROJECT (P04-133)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

References Cited

- Department of Fish and Game, California. *California Natural Diversity Database*. 2003.
- Sacramento, City of. *North Sacramento Community Plan*, 1987.
- Sacramento, City of. *Sacramento General Plan Update DEIR*, 1987.
- Sacramento Metropolitan Air Quality Management District (SMAQMD). *Guide to Air Quality Assessment*, July 2004
- Yee, Kimland. Associate Engineer, Department of Utilities, City of Sacramento. Personal Communication. July 28, 2004.

ATTACHMENT A

Vicinity Map/Site Photos



0 900 1800 Feet



Planning & Building
Department

Geographic
Information
Systems

January 1, 2003

Vicinity Map P04-133

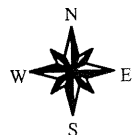




Photo 1: View of the Northern Parcel, APN 275-0310-008



Photo 2: View of Southern Parcel, APN 275-0310-022

ATTACHMENT B

Project Plan

SACRAMENTO, CALIFORNIA



P04-133
Rec'd July 12, 2004

NOTE: Nothing lot, bicycle parking, trash enclosures and walkways adjacent to parking areas shall be illuminated to not less than 15 foot candles between the hours of dusk, and one hour after sunrise. A minimum of 3-5 foot candles illumination shall be provided for all walkways, alone or passageways related to the building for those same hours.

North Parcel
89,872 sf
Buildings

9.06 Acres
283,731 (.201 FR)

Parking allowed	59-86 SP (1400-1425)
Parking shown	75 SP (59/1,000)
Bicycle parking rd	4
Bicycle parking shown	6

045,337 sq
Buildings
6.78 Acres
60,003 sf (.20% FAR)

	150-218 sp (1400-1250)
Parking allowed	818 sp.
Parking shown	11
Bicycle pkg. reqd	13
Bicycle pkg. shown	

13.

ATTACHMENT C

Mitigation Agreement

MITIGATION AGREEMENT

PROJECT NAME / FILE NUMBER: Expo Office Development (P04-133)

OWNER/DEVELOPER: Bob Slobe

I, Bob Slobe (owner, authorized representative), agree to amend the project application P04-133 to incorporate the attached mitigation measures in the Expo Office Development Project Initial Study/ Mitigated Negative Declaration dated January 19, 2005. I understand that by agreeing to these mitigation measures, all identified potentially significant environmental impacts should be reduced to below a level of significance, thereby enabling the Environmental Coordinator to prepare a Negative Declaration of environmental impact for the above referenced project.

I also understand that the City of Sacramento will adopt a Mitigation Monitoring Plan for this project. This Reporting Plan will be prepared by the Development Services Department, pursuant to the California Environmental Quality Act Guidelines Section #21081 and pursuant to Article III of the City's Local Administrative Procedures for the Preparation of Environmental Documents.

I acknowledge that this project, P04-133, would be subject to this plan at the time the plan is adopted. This plan will establish responsibilities for the monitoring of my project by various City Departments and by other public agencies under the terms of the agreed upon mitigation measures. I understand that the mitigation measures adopted for my project may require the expenditure of owner/developer funds where necessary to comply with the provisions of said mitigation measures.


Signature (Owner/Developer/Applicant)

President, N. Sac. Land Co

Title

1/24/05
Date

ATTACHMENT D

SMAQMD's Urbemis 2002 Calculations

URBEMIS 2002 For Windows 7.4.2

File Name: C:\Program Files\URBEMIS 2002 For Windows\Projects2k2\Expo Office Development.urb
 Project Name: Expo Office Development
 Project Location: Lower Sacramento Valley Air Basin
 On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

DETAIL REPORT
 (Pounds/Day - Summer)

Construction Start Month and Year: June, 2005
 Construction Duration: 12
 Total Land Use Area to be Developed: 14.04 acres
 Maximum Acreage Disturbed Per Day: 3.51 acres
 Single Family Units: 0 Multi-Family Units: 0
 Retail/Office/Institutional/Industrial Square Footage: 84730

CONSTRUCTION EMISSION ESTIMATES UNMITIGATED (lbs/day)

Source	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
*** 2005***							
Phase 1 - Demolition Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 2 - Site Grading Emissions							
Fugitive Dust	-	-	-	-	35.10	-	35.10
Off-Road Diesel	18.05	129.38	141.32	-	5.86	5.86	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.15	0.17	3.10	0.00	0.01	0.00	0.01
Maximum lbs/day	18.20	129.55	144.42	0.00	40.97	5.86	35.11
Phase 3 - Building Construction							
Bldg Const Off-Road Diesel	8.30	69.50	56.88	-	3.24	3.24	0.00
Bldg Const Worker Trips	0.25	0.15	3.12	0.00	0.03	0.00	0.03
Arch Coatings Off-Gas	0.00	-	-	-	-	-	-
Arch Coatings Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Off-Gas	0.00	-	-	-	-	-	-
Asphalt Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
Asphalt On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	8.55	69.64	59.99	0.00	3.27	3.24	0.03
Max lbs/day all phases	18.20	129.55	144.42	0.00	40.97	5.86	35.11

*** 2006***							
Phase 1 - Demolition Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 2 - Site Grading Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 3 - Building Construction							
Bldg Const Off-Road Diesel	8.30	66.42	59.12	-	3.07	3.07	0.00
Bldg Const Worker Trips	0.23	0.14	2.96	0.00	0.03	0.00	0.03
Arch Coatings Off-Gas	0.00	-	-	-	-	-	-
Arch Coatings Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Off-Gas	3.33	-	-	-	-	-	-
Asphalt Off-Road Diesel	4.47	27.19	38.01	-	0.98	0.98	0.00
Asphalt On-Road Diesel	0.57	9.46	2.10	0.17	0.25	0.24	0.01
Asphalt Worker Trips	0.03	0.01	0.34	0.00	0.00	0.00	0.00
Maximum lbs/day	16.92	103.18	102.01	0.17	4.35	4.30	0.05
Max lbs/day all phases	16.92	103.18	102.01	0.17	4.35	4.30	0.05

Phase 1 - Demolition Assumptions: Phase Turned OFF

Phase 2 - Site Grading Assumptions

Start Month/Year for Phase 2: Jun '05

Phase 2 Duration: 1.3 months

On-Road Truck Travel (VMT): 0

Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
2	Graders	174	0.575	8.0
2	Off Highway Trucks	417	0.490	8.0
2	Rubber Tired Dozers	352	0.590	8.0

Phase 3 - Building Construction Assumptions

Start Month/Year for Phase 3: Jul '05

Phase 3 Duration: 10.7 months

Start Month/Year for SubPhase Building: Jul '05

SubPhase Building Duration: 10.7 months

Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
4	Other Equipment	190	0.620	8.0

SubPhase Architectural Coatings Turned OFF

Start Month/Year for SubPhase Asphalt: May '06

SubPhase Asphalt Duration: 0.5 months

Acres to be Paved: 14.0

Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
2	Pavers	132	0.590	8.0
2	Rollers	114	0.430	8.0

Changes made to the default values for Land Use Trip Percentages

Changes made to the default values for Construction

Changes made to the default values for Area

Changes made to the default values for Operations

The operational emission year changed from 2004 to 2005.

Attachment D

THE EXPO PARKWAY BEHAVIORAL HEALTHCARE HOSPITAL PROJECT (P13-011) MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard, Sacramento, CA 95811, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name and File Number: Expo Parkway Behavioral Healthcare Hospital (P13-011)

Project Location: 1400 Expo Parkway
Sacramento, CA 95819
APN: 275-0310-022

Project Applicant: Signature Healthcare Services, LLC
c/o Ryan Hooper, Law Offices of Gregory D. Thatch
1730 I Street, Suite 220
Sacramento, CA 95811

Project Description:

The proposed project is located south of State Route 160 and Expo Parkway, west of 1400 Expo Parkway, north and east of the existing bicycle trail located on APN 275-0310-022 in the Johnson Business Park area of the City of Sacramento.

The proposed project would consist of construction and operation of a 70,860 square feet, approximate 120 beds, single-story acute care psychiatric inpatient hospital facility, which will primarily serve as a transitional care facility for the treatment of short term psychiatric illnesses with typical visits lasting between 3 days and 2 weeks. The project would be developed on approximately 6.78 acres.

SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for Biological Resources, Cultural Resources, and Transportation and Circulation. 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 adopted Mitigated Negative Declaration prepared for the Expo Parkway Offices project 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 within the MMP. The City of Sacramento will be responsible for ensuring compliance.

**EXPO BEHAVIORAL HEALTHCARE HOSPITAL (P13-011)
MITIGATION MONITORING PLAN**

Environmental Resource	Mitigation Measure	Responsible Entities	Compliance Milestone / Confirm Complete
Biological Resources	<p><i>BR-1 Prior to the issuance of demolition/grading permits a 6-foot chain link fence shall be installed around the trees to be preserved under direction of the City Arborist. Orange plastic fencing is not acceptable. The fencing shall remain in place for the duration of the project. Within the fenced area there shall be no grade changes, storage of materials, trenching, or parking of vehicles.</i></p> <p><i>BR-2 The contractor shall hire an International Society of Arboriculture (ISA) certified arborist to make biweekly inspections to ensure the protective fencing stays in place and to monitor tree health. The arborist will take any required action such as supplemental irrigation, fertilization, or soil compaction remediation to ensure the health of the tree. The contractor will be responsible for any costs incurred.</i></p> <p><i>BR-3 If during excavation for the project any tree roots greater than two inches in diameter are encountered work shall stop immediately until the project arborist can perform an on-site inspection. All roots shall be cut clean and the tree affected may require supplemental irrigation/fertilization and pruning as a result of root pruning.</i></p> <p><i>BR-4 The contractor shall be held liable for any damage to existing street trees such as trunk wounds, broken limb, pouring of any deleterious materials, or washing out of concrete under the drip line of the tree. Damages will be assessed using the A Guide to Plant Appraisals, (most current edition) published by the ISA. The project arborist will do the appraisal and submit a report for review by the City Arborist.</i></p>	<p>Project Applicant /</p> <p>Project Contractor</p>	<p>Note shall be included on the construction plans.</p> <p>Measures shall be implemented in field prior to and during grading and construction activities.</p>

**EXPO BEHAVIORAL HEALTHCARE HOSPITAL (P13-011)
MITIGATION MONITORING PLAN**

Environmental Resource	Mitigation Measure	Responsible Entities	Compliance Milestone / Confirm Complete
Cultural Resources	<p><i>CR-1 If archaeological artifacts or unusual amounts of stone, bone, or shell are uncovered during construction activities, work within 50 feet of the specific construction site at which the suspected resources have been uncovered shall be suspended. At that time, the property owner shall retain a qualified professional archaeologist. The archaeologist shall conduct a field investigation of the specific site and recommend mitigation deemed necessary for the protection or recovery of any archaeological resources concluded by the archaeologist to represent significant or potentially significant resources as defined by CEQA. The mitigation shall be implemented by the property owner to the satisfaction of the City of Sacramento Planning Department prior to resumption of construction activity.</i></p> <p><i>CR-2 In accordance with Section 7050.5 of the Health and Safety Code and Sections 5097.94 and 5097.98 of the Public Resources Code, if human remains are uncovered during project construction activities, work within 50 feet of the remains shall be suspended immediately, and the City of Sacramento Planning Department and the County Coroner shall be immediately notified. If the remains are determined by the Coroner to be Native American in origin, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The property owner shall also retain a professional archaeological consultant with Native American burial experience. The archaeologist shall conduct a field investigation of the specific site and consult with the Most Likely Descendant identified by the NAHC. As necessary, the archaeological consultant may provide professional assistance to the Most Likely Descendant including the excavation and removal of the human remains. The property owner shall implement any mitigation before the resumption of activities at the site where the remains were discovered.</i></p>	<p>Project Contractor</p> <p>Property Owner</p>	<p>Note shall be included on the construction plans.</p> <p>Measures shall be implemented in field during grading and construction activities.</p>

**EXPO BEHAVIORAL HEALTHCARE HOSPITAL (P13-011)
MITIGATION MONITORING PLAN**

Environmental Resource	Mitigation Measure	Responsible Entities	Compliance Milestone / Confirm Complete
Transportation and Circulation	<p><i>T-1 Signage shall be placed at the entrance of the bike path at least two weeks prior to the start of construction of the project. The signage shall include the period of closure, the name of a contact person, the contact person's phone number, and locations of alternate routes if that portion of the bike trail is closed during construction.</i></p> <p><i>T-2 Detour signs shall be placed conspicuously showing where the alternate bike routes are located.</i></p> <p><i>T-3 Photos of the existing bike path should be taken prior to construction of the project. Also a detailed written description of the materials of the bike path shall be drafted prior to construction of the project.</i></p> <p><i>T-4 The same materials of the existing bike path shall be used when the bike path is being reconstruction.</i></p>	Project Applicant	<p>Note shall be included on the construction plans.</p> <p>Measures shall be implemented in field during grading and construction activities.</p>