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DEPARTMENT OF
PARKS AND RECREATION

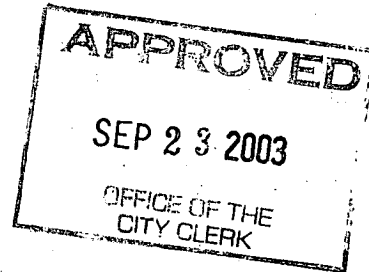
PARK PLANNING, DESIGN &
DEVELOPMENT DIVISION

CITY OF SACRAMENTO
CALIFORNIA

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SACRAMENTO, CA
95814-2702

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August 26, 2003



City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: APPROVE THE MASTER PLAN AND NAME "SUNDANCE PARK" FOR PARK 2E IN NORTH NATOMAS AND APPROVE THE ADDENDUM TO THE ADOPTED NEGATIVE DECLARATION CIP (PN: LU61).

LOCATION AND COUNCIL DISTRICT: 4545 Windsong Street,
Council District 1

RECOMMENDATION:

This report recommends that Council, by resolution (page 5):

- Approve the Master Plan for Park 2E;
- Approve the name assignment for Park 2E as "Sundance Park"; and
- Approve the Addendum to the Adopted Negative Declaration.

CONTACT PERSON: JANET BAKER, PARK DEVELOPMENT MANAGER, 264-8234

FOR COUNCIL MEETING OF: September 23, 2003

SUMMARY:

Park 2E is a 2-acre neighborhood park located in the Natomas Park Development area in North Natomas at 4745 Windsong Street. This report requests City Council's approval of the park name assignment and park master plan (page 7). This report also requests City Council's approval of the Addendum to the Adopted Negative Declaration (pages 8-34).



COMMITTEE/COMMISSION ACTION:

The Park 2E name assignment of "Sundance Park" and park master plan were reviewed and approved by the Citizen's Advisory Committee (CAC) for Parks and Recreation on March 7, 2002.

BACKGROUND INFORMATION:

This 2-acre neighborhood park is located in the Natomas Park Development area in North Natomas at 4745 Windsong Street. Improvements will include basic landscaping, a tot lot with sand area, walkways, lawn volleyball court, picnic area, and lakeside overlook. Development of Phase I for Park 2E is scheduled for completion in 2004.

FINANCIAL CONSIDERATIONS:

This report requests approval for the park name assignment and park master plan, and consideration of the Addendum to the Negative Declaration only. There are no financial considerations with this report. Financial impacts will be reported when staff returns to City Council for approval of the construction contract.

Once the park is developed, there will be up to \$16,000 in annual maintenance costs (\$6,000 per acre for maintenance and \$2,000 per acre for utilities and water). There is no current funding source for Park 2E maintenance. This neighborhood was built prior to the creation of the Community Facilities District for Park Maintenance (CFD). Unless there is funding for maintenance citywide service levels will be reduced to accommodate this unfunded maintenance responsibility.

Existing parks and all community parks, regional parks, open space, trails and buffer areas are not covered by the CFD.

ENVIRONMENTAL CONSIDERATIONS:

The Planning and Building Department, Environmental Planning Services has reviewed the Sundance Park project for compliance with the requirements of the California Environmental Quality Act (CEQA). The Sundance Park project was determined to fall within the scope of the adopted Negative Declaration for the Gateway West PUD (#P96-106), which was adopted in August 1997. The adopted Negative Declaration adequately described the effects of the proposed park project. In compliance with Section 15070(b)(1) of the California Environmental Quality Act (CEQA) guidelines, the City has incorporated mandatory mitigation measures to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures are included in Exhibit D (Mitigation Reporting Plan) and address potential impacts to cultural resources. The analyses and mitigation measures in the adopted Gateway West Negative Declaration are reaffirmed.

An Addendum to the Negative Declaration has been prepared, describing the proposed Sundance project. The Addendum defines the project description and justification for use of an Addendum pursuant to the California Environmental Quality Act (CEQA) Guidelines (Section 15164).

Therefore, it is recommended that the City Council adopt the attached resolution approving the Addendum to the Adopted Negative Declaration for the Sundance Park project, finding that this document adequately addresses the impacts of the project, and finding that no subsequent environmental document is required. The findings are shown as Exhibit E.

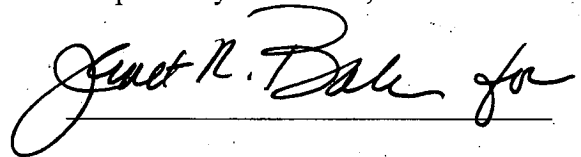
POLICY CONSIDERATIONS:

This action is consistent with City Council's goal to expand park and recreational opportunities.

ESBD EFFORTS:

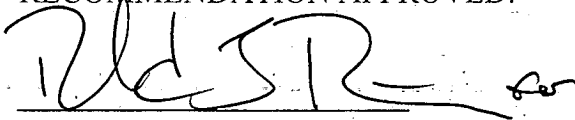
No goods or services are being purchased in association with this report.

Respectfully submitted,



ROBERT G. OVERSTREET,
Director, Parks and Recreation

RECOMMENDATION APPROVED:

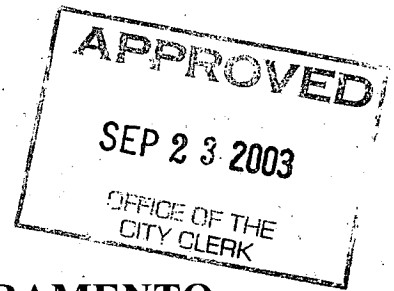


ROBERT P. THOMAS
City Manager

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1. Resolution accepting park name assignment, master plan, environmental documents, page 5.
2. Exhibit A – Area Map, page 6.
3. Exhibit B – Master Plan, page 7.
4. Exhibit C – Addendum to the Negative Declaration, pages 8-34.
5. Exhibit D – Mitigation Reporting Plan, pages 35-36.
6. Exhibit E - Findings, pages 37-38.

RESOLUTION NO. 2003-657



ADOPTED BY THE CITY OF SACRAMENTO
ON DATE: _____

**RESOLUTION TO APPROVE THE MASTER PLAN AND NAME
"SUNDANCE PARK" FOR PARK 2E IN NORTH NATOMAS AND
APPROVE THE ADDENDUM TO THE APPROVED NEGATIVE
DECLARATION CIP (PN: LU61).**

WHEREAS, the Environmental Coordinator has prepared a Negative Declaration adopted on January 1997 for the above project; and

WHEREAS, the City Council has considered the Addendum and the Negative Declaration and determined that the environmental impacts of the proposed Sundance Park are within the scope of analysis contained in the Negative Declaration for the Gateway West PUD Project and no new impacts have been identified; and

WHEREAS, this Addendum to the Gateway West PUD Negative Declaration reflects the lead agency's independent judgment and analysis;

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

The City Council hereby:

1. Approves the Master Plan for Park 2E;
2. Approves the name assignment for Park 2E as Sundance Park; and
3. Approves the Addendum to the Negative Declaration.

MAYOR

ATTEST:

CITY CLERK

FOR CITY COUNCIL USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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City of Sacramento
Department of Parks and Recreation
SUNDANCE PARK SITE (2-E)

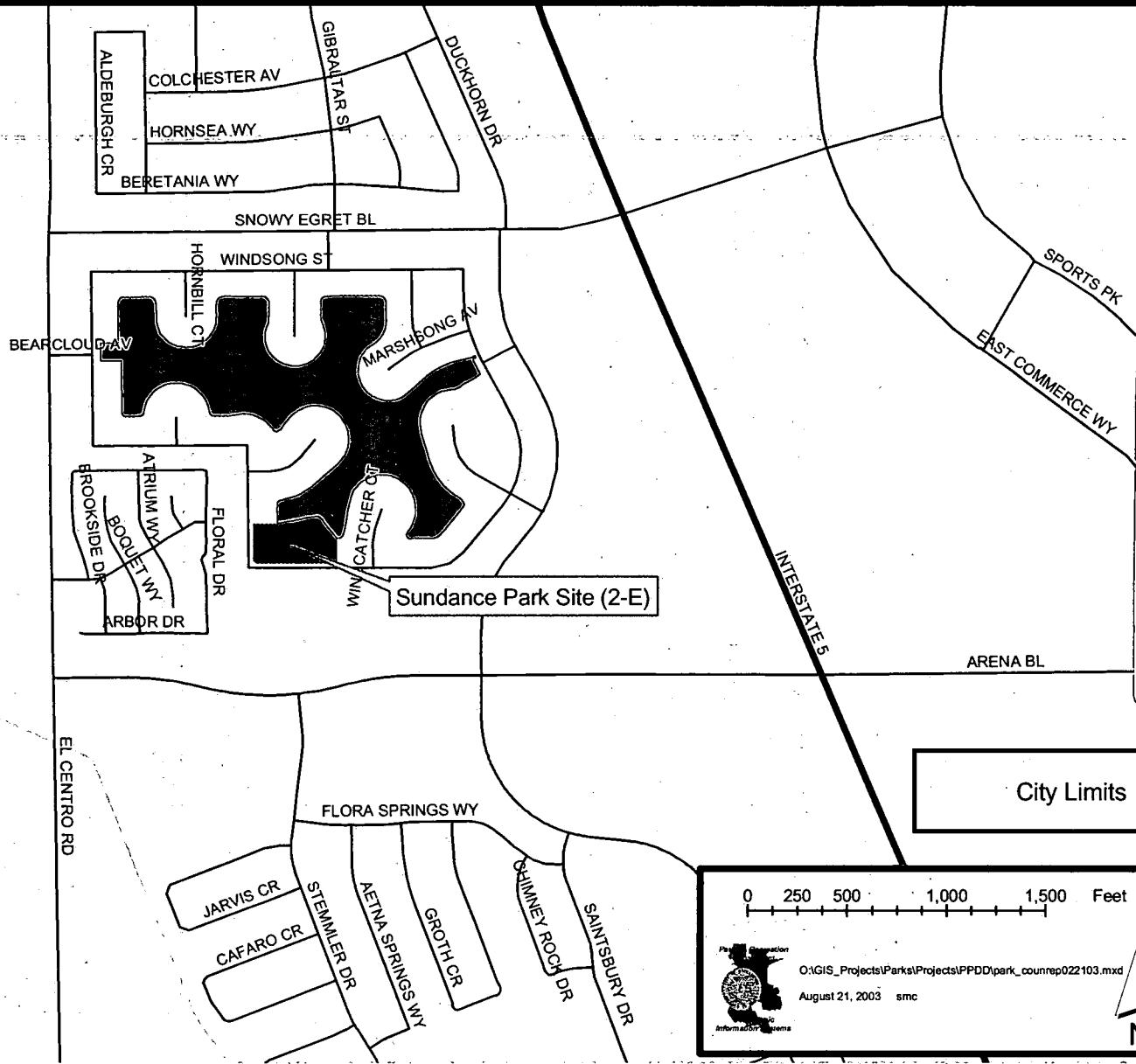
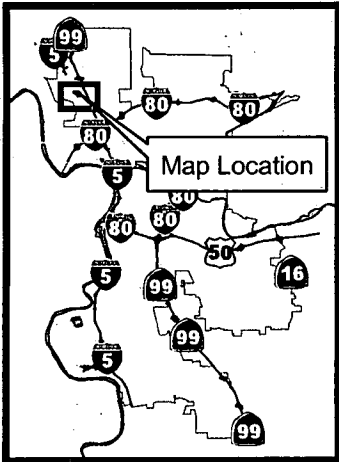


EXHIBIT A

0 250 500 1,000 1,500 Feet

City Limits

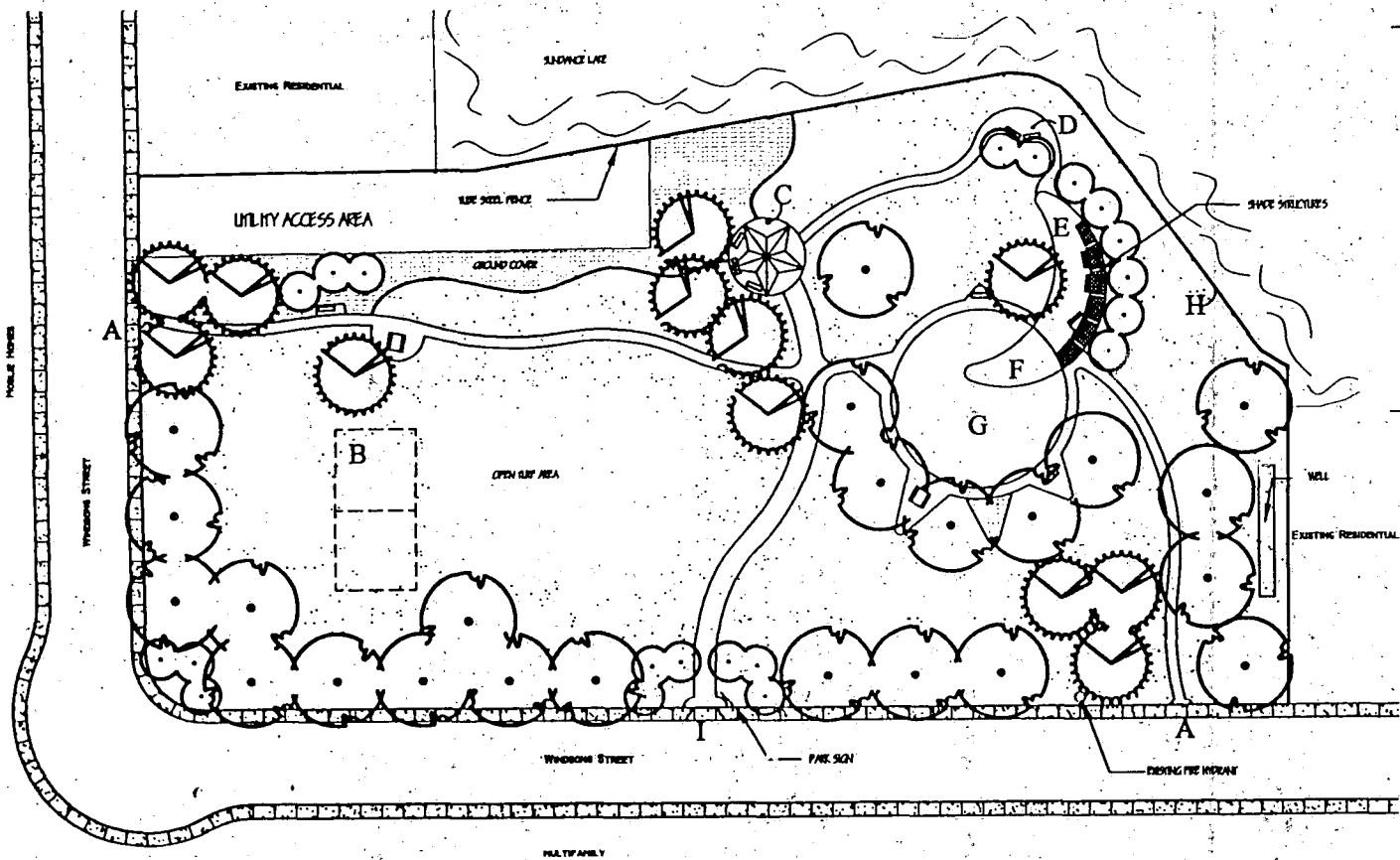
Information Systems

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 August 21, 2003 smc

6

Sundance Park (Park 2E)

Master Plan (2 Acres)



PARK ELEMENT ZONES

- A. SECONDARY ENTRANCE
- B. VOLLEBALL COURT
- C. SEATING ENCLAVE
- D. LAKESIDE OVERLOOK
- E. SMALL GROUP PICNIC AREA
W/ SHOE STRUCTURE
- F. SAND BOX
- G. TOY LOT
- H. TUBE STEEL FENCE
- I. MAIN ENTRANCE

PLANTING LEGEND

- TURF
- Ground Cover
- Flowering Accent Tree
- Evergreen Tree
- Deciduous Tree

City of Sacramento
Department of Parks and Recreation

August, 2001

Scale: 1" = 20'





EXHIBIT C

ADDENDUM TO AN ADOPTED NEGATIVE DECLARATION

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

Park 2E/Sundance Lake Park (CIP# LU61): The City of Sacramento, Parks and Recreation Department is proposing to develop an approximate 2.0+/- acre site for park use. Improvements would include a volleyball court, open turf area, a seating enclave, lakeside overlook, group picnic area with shade structure, sand box and tot lot, paving, fencing, accesses, and signage.

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

This Addendum to an Adopted Negative Declaration has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

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

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

By: *J. Regan-Venof* 5/8/03

**CONCLUSION TO PREPARE AN ADDENDUM TO AN
ADOPTED NEGATIVE DECLARATION**

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

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

The original Negative Declaration for the Gateway West PUD evaluated the following:

- Development Agreement between the City of Sacramento and River West Investments;
- General Plan Amendment from 15.5 gross acres to 19.4 gross acres Community /Neighborhood Commercial & Office; from 151.5 gross acres to 185 gross acres Low Density Residential; from 54.3 gross acres to 35.9 gross acres Medium Density Residential (16-29 DU/Net Acre); from 90.5 to 68.9 Mixed Use; from 12.3 gross acres to 20.4 gross acres Open Space; from 24.8 to 32.2 Water; and from 19.9 to 10.9 Public/Quasi Public;
- North Natomas Community Plan Amendment from 3.0 gross acres to 3.8 gross acres Neighborhood Convenience Commercial; from 24.8 to 32.2 gross acres Detention Basin; from 6.1 to 0.0 EC-40; from 84.4 to 65.1 EC-50; from 11.6 to 10.9 Elementary School; from 8.3 to 0.0 Institutional; from 12.5 to 15.5 Neighborhood Commercial; from 12.3 to 16.9 Parks; from 0.0 to 3.5 Open Space; from 115.1 to 152.0 Low Density; from 36.4 to 40.6 Medium Density; and from 54.3 to 28.3 High Density;
- North Natomas Community Plan Amendment to amend the Conceptual Comprehensive Drainage Plan Map (Figure 16, p.72 NNCP), from the proposed two basin plan to a four basin drainage plan, west of I-5;
- Rezone from Agriculture-Planned Unit Development(A-PUD)), Manufacturing/Research & Development - PUD(MRD-PUD), and Local Commercial - PUD (C-1-PUD) to EC-50-PUD, for 65.1± gross acres; to C-1-PUD for 3.1 acres; C-2-PUD for 16.2 gross acres; A-OS for 32.2 (Detention Basin); SC-PUD for 10.9 gross acres; R-1 16.9 (Parks); A-OS for 3.5 gross acres (Canal Buffer); R-1-PUD for 112.3 gross acres; R-1-A-PUD for 68.6 gross acres; R-2-A-PUD for 11.7 gross acres; R-3-PUD for 11.3 gross acres; R-4-PUD for 17 gross acre;
- PUD Establishment w/Schematic Plan for River West Investments;
- Tentative Master Parcel Map to divide six parcels of 368.8± gross acres into 33 parcel;
- Tentative Parcel Map to create 1085 parcels;

PARK 2E/SUNDANCE LAKE PARK PROJECT
INITIAL STUDY/ADDENDUM TO THE GATEWAY WEST PUD NEGATIVE DECLARATION

- Subdivision Modifications to allow non-standard bulb radius to allow elbows greater than 100 degrees for street "O", "P" and "Q".
- Subdivision Modification to allow alleys.

The proposed project consists of the development of a 2.0± acre parcel to a neighborhood park with both active and passive uses. The original Gateway West PUD Negative Declaration identified the site as a park. This new proposed project is within the scope of analysis of the prior project because the original Gateway West PUD Negative Declaration identified and evaluated the site as a park and the proposed project is a park use. Because the original Negative Declaration identified the project site for use as a park and the proposed project is a park use, the original Negative Declaration has already evaluated the general impacts associated with the site being used for park purposes. This Addendum includes specific information and evaluation of the development of the project site. The proposed project would not result in any new potential environmental impacts or any more severe impacts than those previously evaluated and identified and proposed to be mitigated in the original Gateway West PUD Negative Declaration (P96-106).

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

Since the time the original Negative Declaration was written, the Natomas Basin HCP and Incidental Take Permit (ITP) were challenged and on August 15, 2000 the federal court ruled that the ITP should not have been issued, and an EIS was required for the project. Since this ruling, additional events have occurred. These events are further discussed in the Biological Resources section. Because of these events, revised mitigation measures and language have been developed concerning the HCP.

Also, since the time the original Negative Declaration was written and adopted, the air quality thresholds of significance have changed. No substantial changes in impacts have occurred, however, based on the new air quality thresholds of significance.

All of the new information and evaluations are considered to be technical changes and do not include any new impacts that have not already been discussed in the previous Negative Declaration.

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

PARK 2E/SUNDANCE LAKE PARK PROJECT
INITIAL STUDY/ADDENDUM TO THE GATEWAY WEST PUD NEGATIVE DECLARATION

The Initial Study for this project does not identify any environmental impacts that were not identified in the previous Negative Declaration and EIRs and no previously identified significant effect has been shown to be more severe than that in previous environmental documentation. Mitigation measures were adopted for the original Negative Declaration and the applicable mitigation measures are included with this new proposed project. As indicated in the above section 2, due to the rulings concerning the Natomas Basin HCP area, the mitigation measures for biological resources have been re-worded in this Addendum. The mitigation measures were re-worded to reflect the latest language concerning the Natomas Basin Habitat for Conservation Plan (NBHCP). However, this re-wording does not change the content of the original mitigation measure. Also, the re-wording of the mitigation measures would not reduce its effectiveness.

- Attachment
- 1 – Vicinity & Location Maps
 - 2 – Mitigation Reporting Plan
 - 3 – Site Plan & Elevations
 - 4 – Gateway West PUD Negative Declaration

PARK 2E/SUNDANCE LAKE PARK PROJECT
INITIAL STUDY/ADDENDUM TO THE GATEWAY WEST PUD NEGATIVE DECLARATION

DISCUSSION OF INITIAL STUDY

PROJECT INFORMATION

Project Number: CIP# LU91

Project Name: Park 2E/Sundance Lake Park

Project Location: The project site is located at Windsong Street, in the Gateway West PUD (see Attachment 1, Vicinity Map).

Existing Plan Designations and Zoning:

The proposed project is located within the North Natomas Community Plan (NNCP) area. The General Plan land use designation for the site is Open Space and the NNCP designation is Parks/Open Space. The project site is zoned as Agriculture-Open Space (A-OS) Planned Unit Development (PUD).

Other Project Studies/Reports/References:

All documents are available at the City of Sacramento, Planning and Building Department, 1231 I Street, Suite 300, Sacramento, CA 95814.

- City of Sacramento General Plan Update EIR, 1988
- 1986 North Natomas Community Plan SEIR, 1994
- City of Sacramento Zoning Ordinance
- Gateway West PUD Initial Study / Mitigated Negative Declaration (P96-706)

Project Background

The project site is located within the Gateway West PUD in the North Natomas Community. The Gateway West PUD encompasses approximately 368.8± acres and will include low, medium, and high-density residential, commercial, open space, public, and quasi-public uses.

On August 26, 1997, the City of Sacramento City Council approved and ratified the Negative Declaration for entitlements to develop the Gateway West PUD. Thus, the Gateway West PUD was established. The adopted Negative Declaration for the Gateway West PUD identified potential impacts, including Air Quality, Water, Plant/Animal Life, Noise, Transportation/Circulation, Human Health, and Cultural Resources. Mitigation measures were included in the document and a mitigation reporting plan was adopted to address these potential impacts.

Through the approval of the entitlements and the ratification of the Negative Declaration for the Gateway West PUD, the project was required to enter into an agreement to dedicate designated park sites to satisfy City Code Section 16.64.010. This section of the City Code states that "As a condition of approval of a final subdivision map or parcel map, the subdivider shall dedicate

PARK 2E/SUNDANCE LAKE PARK PROJECT
INITIAL STUDY/ADDENDUM TO THE GATEWAY WEST PUD NEGATIVE DECLARATION

land, pay a fee in lieu thereof, or both, at the option of the city, for park or recreational purposes at the time and according to the standards and formula contained in this chapter." As a result, the proposed Park 2E/Sundance Lake Park is being proposed for development. No new impacts beyond those previously identified in the original Negative Declaration would result from the development of the proposed Park 2E/Sundance Lake Park.

Project Purpose:

The purpose of the proposed project is to provide recreational amenities within a developed neighborhood.

Project Components:

The proposed project consists of the development of an approximate 2.0+/- acre site for park use (see Attachment 3 - Site Plan). Improvements would include the following:

- A volleyball court
- Open turf area
- A seating enclave
- Lakeside overlook
- Group picnic area with shade structure
- Sand box and tot lot
- Paving and fencing
- Entrances and accesses
- Signage
- Landscaping that would include groundcover, trees, and shrubs

Environmental Effects:

This project site has been evaluated under the City of Sacramento's Gateway West PUD Project (P96-106) Mitigated Negative Declaration. The purpose of the following analysis is to provide documentation for the environmental checklist, as well as to provide a factual basis for determining whether the proposed project would have a significant effect on the environment beyond what has already been evaluated. As proposed, the project would not create significant impacts over and above impacts previously evaluated with the original Mitigated Negative Declaration. The analysis of the prior Negative Declaration is hereby reaffirmed. The Gateway West PUD Negative Declaration is attached.

**PARK 2E/SUNDANCE LAKE PARK PROJECT
INITIAL STUDY/ADDENDUM TO THE GATEWAY WEST PUD NEGATIVE DECLARATION**

ENVIRONMENTAL CHECKLIST AND DISCUSSION

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

Answers to Checklist Questions

Question A and B

The project site is designated in the Sacramento General Plan Update and the North Natomas Community Plan as park/open space use. The project would not result in a change of the planned use of the site. Impacts to the project site's planned use would be less-than-significant.

The site is presently vacant and unused. Therefore, no agricultural resources or operation would be impacted by the proposed project. The proposed project would not create or increase any land use impacts over and above those previously identified in the Gateway West PUD Mitigated Negative Declaration.

PARK 2E/SUNDANCE LAKE PARK PROJECT
INITIAL STUDY/ADDENDUM TO THE GATEWAY WEST PUD 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?			✓

Answers to Checklist Questions

Questions A and B

The proposed project would not contribute to a substantial growth in the area either directly or indirectly. Although the development of the PUD itself was found to contribute to growth of the North Natomas area, the proposed project is intended to provide recreational facilities for the expected new population. Therefore, the proposed project would not induce or contribute to growth in the area.

The project site is presently vacant; so no housing would be displaced. The proposed project would not have any population and housing impacts over and beyond what was evaluated in the original Mitigated Negative Declaration.

PARK 2E/SUNDANCE LAKE PARK PROJECT
INITIAL STUDY/ADDENDUM TO THE GATEWAY WEST PUD NEGATIVE DECLARATION

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

Answers to Checklist Questions

Question A

The proposed project is not considered to result in the exposure of people to seismic hazards. There are no recognized faults that occur within or adjacent to the City of Sacramento. Therefore, no impacts will be created or increased beyond what was addressed in the original Negative Declaration.

Question B

Construction related activities would comply with Title 8 of the California Code of Regulations (CCR), and all relevant Occupational Safety and Health Administration (OSHA), Uniform Building Code (UBC) and City requirements and regulations as they relate to sediment control and erosion prevention. Furthermore, as stated within the Standard Construction Specifications, the Contractor is responsible for controlling erosion and sedimentation within the limits of the project at all times during the course of construction, including evenings, weekends, holidays, and normal working days. The Contractor would implement measures to prevent sediment and construction debris from entering the City of Sacramento storm drain system. The Contractor is to provide protection around any drain inlets and any cross streets that receive runoff from the limits of the construction zone. The construction activities will not create any additional impacts over and above those previously identified and evaluated with the original Negative Declaration.

Question C

Groundwater pumping or de-watering activities are not expected to occur during project construction as only shallow trenching for landscaping and utility installations will occur. Impacts relating to subsidence of land from groundwater pumping are considered less-than-significant as identified in the original Negative Declaration.

PARK 2E/SUNDANCE LAKE PARK PROJECT
INITIAL STUDY/ADDENDUM TO THE GATEWAY WEST PUD NEGATIVE DECLARATION

Question D

There are no unique geologic or physical features on the project site. Therefore, this impact is considered to be less-than-significant and not over and above that identified in the original Negative Declaration.

PARK 2E/SUNDANCE LAKE PARK PROJECT
INITIAL STUDY/ADDENDUM TO THE GATEWAY WEST PUD NEGATIVE DECLARATION

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
4. WATER Would the proposal result in or expose people to potential impacts involving:			
A) Changes in absorption rates, drainage patterns, or the rate and amount of surface 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 groundwaters, 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?			✓

Answers to Checklist Questions

Questions A, C, and D

The proposed project does not include large impervious areas, and is therefore anticipated to contribute very little surface runoff. Changes to absorption rates, drainage patterns, and the rate and amount of surface runoff would be less-than-significant because they would be minor. Impacts would be less than previously analyzed in the Gateway West PUD Negative Declaration.

The proposed project is also required to comply with the City's Grading, Erosion and Sediment Control Ordinance (Title 15). This ordinance would require the preparation of 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 from the project site during construction. This ordinance also requires that a Post Construction Erosion

PARK 2E/SUNDANCE LAKE PARK PROJECT
INITIAL STUDY/ADDENDUM TO THE GATEWAY WEST PUD NEGATIVE DECLARATION

and Sediment Control Plan be prepared to minimize the increase of urban runoff pollution caused by development of the area.

There are no surface waters on the project site. Therefore impacts to water quality or surface water would not result in greater impacts than those previously evaluated in the original Mitigated Negative Declaration.

Question B

The original Negative Declaration indicated that the entire PUD area had a less than 100-year flood protection. However, since the time the original Negative Declaration was written, flood protection for the Natomas area has been completed, and the project site is now within Flood Zone X Shaded. Flood Zone X Shaded is an area protected by levees from a 100-year flood and is an area of a 500-year floodplain. Mitigation Measure #3 of the original Mitigated Negative Declaration, which required compliance with the applicable Residential and Non-Residential Development Guidelines in the adopted Comprehensive Flood Management Plan, would not apply to this project because there are no buildings proposed. In addition, Mitigation Measure #4 from the original Negative Declaration would not apply to this project because the project site is not located on the western edge of the Gateway West PUD, adjacent to the West Main Drain Canal.

The Gateway West PUD includes two on-site detention basins. These detention basins would be used to detain storm water runoff on-site and would help in minimizing localized flooding. Due to the completion of additional flood protection and the on-site detention basins, the proposed project will have a less-than-significant impact with respect to flood related hazards than previously analyzed.

Questions E, F & G

No groundwater wells would be needed to serve the project site since the City of Sacramento uses surface waters. In addition, it is not anticipated that groundwater would be encountered during construction because none of the project improvements would reach groundwater levels. A geotechnical investigation conducted by Wallace-Kuhl indicated that groundwater depth ranged from four to six feet. Any needed trenching for landscaping or utilities installation would be less than four feet deep. Because of the above reasons, impacts to groundwater would be less-than-significant and would not be over and beyond what was originally evaluated.

PARK 2E/SUNDANCE LAKE PARK PROJECT
INITIAL STUDY/ADDENDUM TO THE GATEWAY WEST PUD 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?			✓

Answers to Checklist Questions

Question A – D

Operational Impacts

The project site is proposed to be used as a neighborhood park. The use of the site as a park is not anticipated to impact air quality when completed because it was designed for use by the surrounding neighborhood. Because it is a neighborhood park, many users of the proposed park are anticipated to walk or bike to the site, resulting in less-than-significant emissions from motor vehicles. In addition, the proposed park would not alter air movement, moisture, or temperature or cause any change in climate nor would it create objectionable odors. Therefore, long-term operational impacts associated with the park are anticipated to be less-than-significant.

The Gateway West PUD Negative Declaration included a mitigation measure, Mitigation Measure #1, about complying with the North Natomas Community Plan's requirement to prepare an Air Quality Mitigation Strategy that reduces ROG emissions by 50 percent PUD project-wide. Because the proposed project is a neighborhood park and would not generate much vehicular traffic, the proposed project is consistent with Mitigation Measure #1.

Construction-Related Impacts

To analyze the proposed project's impact on local air quality, construction of the proposed project is divided into two phases for the entire site. The first phase is the site preparation, excavation, trenching, and grading. The second phase involves the actual construction of the facilities and paving. Since the time the original Negative Declaration was written, air quality thresholds have changed for Reactive Organic Gases (ROG) for the short term from 85 pounds per day to no threshold. To determine whether the proposed project would exceed the air quality thresholds, air emissions were calculated below using the 1994 Sacramento

PARK 2E/SUNDANCE LAKE PARK PROJECT
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Metropolitan Air Quality Management District Air Quality (SMAQMD) Thresholds of Significance Handbook. 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 PM₁₀ above 275 pounds per day during the construction or operation of the project would result in a significant impact and require mitigation.

The following are the estimated air emissions for the first phase of construction:

Phase I Air Emissions

ROG: 0.5 lbs/day
NO_x: 3.2 lbs/day
PM₁₀: 121.96 lbs/day

The Phase I air emissions estimated above do not exceed the thresholds. Therefore, mitigation measures for the first phase of construction would not be required.

Emissions from the second phase of construction activities are estimated below:

Phase II Air Emissions

ROG: 4.75 lbs/day
NO_x: 24.61 lbs/day
PM₁₀: 1.81 lbs/day

Emissions from the second phase of construction activities would also not exceed air quality thresholds. Therefore, mitigation measures for the second phase of construction would not be required. Since both phases of construction and the long-term operation of the project are not anticipated to generate air emissions that would exceed the thresholds of significance, air quality impacts would be less-than-significant and not over and above those previously analyzed.

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

Answers to Checklist Questions

Questions A-C

The proposed project consists of the development of a neighborhood park. Since a neighborhood park is designed to be used by the surrounding neighborhood, the proposed park is not anticipated to increase vehicle trips. Most users of the park are anticipated to access the park by alternative modes of transportation such as walking or biking.

As designed, the proposed project does not create any safety hazards. The proposed park would not inhibit emergency access or access to nearby uses. There are no new or additional impacts to traffic congestion, vehicle trips, hazards, or emergency access from those that were evaluated in the Gateway West PUD Mitigated Negative Declaration.

Question D

The project does not provide any on-site parking. However, the proposed project is designed to be accessed by the surrounding neighborhood, so parking impacts are not anticipated. On-street parking would be available for park users who would be driving to the park. Since the proposed project is designed to be accessed by the surrounding neighborhood, parking impacts

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are not anticipated. Therefore, the proposed project would not result in impacts over and above those previously evaluated in the prior Negative Declaration.

Questions E- G

None of the project improvements would pose a barrier or a hazard to pedestrians. The project is consistent with the land use designated for the site and is not anticipated to impact alternative transportation.

There are no existing air, rail or waterborne transportation facilities on or near the site. All project improvements would be situated within the project site. Therefore, impacts to alternative transportation would not be over and beyond what were previously evaluated.

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

Answers to Checklist Questions

Questions A - C

The proposed project is located in the Natomas Basin. The Natomas Basin HCP area is 53, 341 acres bounded on the west by the Sacramento River, on the north by the Natomas Cross Canal, on the east by the Natomas East Main Drain Canal (NEMDC), and on the south by the Garden Highway. The Natomas Basin contains incorporated and unincorporated areas within the jurisdictions of the City of Sacramento, Sacramento County, and Sutter County.

The 1994 North Natomas Community Plan required the development and implementation of a Habitat Conservation Plan as mitigation for development in North Natomas. In 1997, a Natomas Basin HCP was approved by the City of Sacramento, the USFWS and CDFG. The Natomas Basin HCP is a conservation plan supporting application for a federal permit under Section 10(a)(1)(B) of the Endangered Species Act (ESA) and a state permit under Section

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2081 of the California Fish and Game Code, i.e., an Incidental Take Permit (ITP). The purpose of the Natomas Basin HCP is to promote biological conservation along with economic development and continuation of agriculture within the Natomas Basin.

An Environmental Assessment (EA) was prepared by the USFWS for the NEPA requirement and a Negative Declaration was prepared by the City of Sacramento for the CEQA requirement. The USFWS and CDFG issued an ITP to the City of Sacramento. The HCP and ITP were subsequently challenged and on August 15, 2000 the federal court ruled that the ITP should not have been issued, and an EIS was required for the project.

Based on this ruling, the City of Sacramento and Sutter County, are jointly managing the preparation on an EIR/EIS on behalf of the USFWS. The United States Fish and Wildlife Service (USFWS) is the lead agency for the preparation of an EIS and the City of Sacramento and Sutter County are co-lead agencies for the preparation of an Environmental Impact Report (EIR). The City of Sacramento and Sutter County will seek adoption of a revised Natomas Basin HCP and the issuance of an ITP by USFWS and CDFG for development in the Natomas Basin.

Based on the federal court ruling the ITP was invalidated. In light of the federal court ruling, the City Manager's Office issued a memo on 9/14/00 to clarify the status of development proposals in the City's portion of the Natomas Basin. The memo issued by the City Manager's Office stated that development projects cannot be issued grading permits, building permits or Notices to Proceed unless the following has been completed prior to 8/15/00:

1. HCP mitigation fees have been paid;
2. A biological survey has been completed; and
3. Habitat destruction has been completed in accordance with prior city-issued grading permits, building permits or Notices to Proceed.

Therefore, no permits may be issued and no physical disturbance to the site unless the above conditions have been met. The above conditions have been met for the project by the following actions: 1) The developer of the Gateway West PUD has paid the appropriate HCP fees in 1999 when the surrounding homes were built. 2) A pre-construction biological survey was completed prior to grading. 3) The proposed park was graded during the allowable grading window at the same time the homes were built. Therefore, the park project has complied with the 1997 HCP. However, since the proposed project includes doing additional work, the proposed project is still required to comply with the 1997 HCP and the 2003 HCP, once adopted. Compliance with the 1997 and 2003 HCPs would include implementing mitigation measures related to grading restrictions, pre-construction biological surveys, payment of fees, avoidance and minimization measures.

The above reflects the latest language concerning the HCP and revises Mitigation Measure #7 in the original Negative Declaration. This latest HCP language does not change the content of the original mitigation measures and would not reduce its effectiveness.

The original Negative Declaration included Mitigation Measures #5, #6, and #8. These mitigation measures are not applicable to the proposed project because no burrowing owls, potential wetlands, or trees were identified on the project site. There are no new impacts over and beyond what had been analyzed in the original Negative Declaration.

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

Answers to Checklist Questions

Questions A – C

The proposed project would not necessitate an increase in power or natural gas, non-renewable resources or result in a substantial increase in demand from existing sources of energy because it would be a neighborhood park. Parks typically do not consume much energy, and no lighting is proposed.

Energy would be consumed during construction of the project, though. Construction of the project, however, would not increase the use of the energy to the point where it is necessary to develop or find new energy sources. Therefore, the proposed park would not increase impacts over and above those evaluated in the prior Negative Declaration.

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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?			✓

Answers to Checklist Questions

Questions A, C & D

The County has not identified the site of the proposed project as a site with known toxics or hazardous materials. In addition, a Phase I Preliminary Site Assessment was conducted for the Gateway West PUD in November 1996. The purpose of a Phase I Preliminary Site Assessment is to provide information on the project site with respect to the presence or potential presence of hazardous materials on or beneath the property. The Phase I Preliminary Site Assessment report indicated that no evidence of hazardous materials contamination was found and that soil sampling and testing programs performed on the site in 1991 revealed non-detectable concentrations of DDT compounds in surficial soils. Based upon the findings made at that time, it is not believed that any additional soils sampling and testing for persistent agricultural chemicals are necessary. In addition, during a site visit on March 2003, no obvious evidence of the presence or potential presence of hazardous materials was observed on the property.

The original Negative Declaration included a mitigation measure to participate in a mosquito abatement program, as implemented by the Sacramento Yolo Mosquito Abatement District (Mitigation Measure #13). Since the time the original Negative Declaration was written, a mosquito abatement program has been implemented for the entire Sacramento County and residents comply by paying a fee. Since the program is already in place and fees are automatically implemented for participation in the program, Mitigation Measure #13 does not apply to the proposed project.

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Construction of the project's improvements may expose previously unidentified hazardous materials or release hazardous materials such as oils, grease, lubricants, and solvents used during normal construction operations. The proposed project is required to comply with all federal, state, and local laws concerning hazardous substances. With the adherence to these laws, impacts from a risk of accidental explosion or release of hazardous substances would be less-than-significant and are not over and above what was previously evaluated in the original Negative Declaration.

Question B

The proposed project would not interfere with an emergency response plan or an emergency evacuation plan. All work would comply with standard construction specifications and the uniform building code. Impacts to emergency response plans are considered to be less-than-significant and would not be over and above what was previously evaluated in the original Negative Declaration.

Question E

Landscaping would be installed as a part of the proposed project. Periodic maintenance of the landscaping would ensure that the landscaping would not pose a fire hazard. Therefore, impacts to fire hazards are considered to be less-than-significant and would not result in any new impacts not previously identified in the original Mitigated Negative Declaration.

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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			✓ ✓

Answers to Checklist Questions

Questions A and B

External Noise Impacts on the Project:

The maximum noise exposure for neighborhood park use is 70 dB (SGPU, 8-27). The original Negative Declaration indicated that external noise sources that may impact the site include: Sacramento Metropolitan Airport (now called Sacramento International Airport), I-5 and other major streets, and noise from adjacent land uses.

According to the original Negative Declaration, the project site is located within the 60 dB CNEL noise contours of the Sacramento International Airport. Since the maximum noise exposure for park use is 70 dB, noise from the airport is anticipated to be less-than-significant.

The closest major road to the project site is El Centro Road. The project site is approximately 0.25 mile from the centerline of El Centro Road. Due to this distance, noise impacts from traffic along El Centro Road are anticipated to be less-than-significant. Although the project site is situated next to Windsong Street, this is a minor street and does not handle much traffic. Therefore, noise impacts from traffic along Windsong Street are anticipated to be less-than-significant also.

Since the project site is approximately 0.5 mile from Interstate-5 with intervening development, noise from the freeway is not anticipated to be an impact.

The adjacent land uses include residential and a detention basin/lake. These uses are not anticipated to impact the project site.

The original Gateway West PUD Negative Declaration included Mitigation Measure #8, which required a detailed acoustical study to be completed prior to approval of any Special Permit to ensure that excessive noise from the Sacramento Metropolitan Airport, Interstate-5, El Centro Road, Stadium Boulevard, and "North Road", as applicable, shall be attenuated. As discussed above, noise impacts from the major noise sources are anticipated to be less-than-significant on the project site due to the distance of the project site to the major noise sources.

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Noise Impacts of the Project on the Community

Noise from the use of the park is anticipated to be occasional. The nearby residences and mobile home park have existing soundwalls, which would reduce noise from the park. Also, the proposed park's active uses would be at least 100 feet from the nearest residences. This distance would reduce the noise level by at least 2 dB. In addition, the park's operating hours are from dusk to dawn, when most people are awake. Due to the distance of the park from the residences, the hours of operation, the existing soundwalls, and the occasional noise generated from use of the park, noise impacts are not anticipated to be over and beyond what was previously evaluated with the original Mitigated Negative Declaration.

Construction of the project is anticipated to increase noise levels in the short-term. Noise associated with construction activities would be required to comply with the noise control standards set forth by the City's Noise Ordinance (Chapter 8.68). The City's 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. The surrounding area may or may not be developed and occupied by the time the project goes to construction. Since the project is required to comply with the City's Noise Ordinance, short-term construction noise impacts are anticipated to be less-than-significant.

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

Answers to Checklist Questions

Questions A-E

Implementation of the proposed project is not anticipated to cause an adverse impact or result in new or altered government services, as it would be the development of a park. Although fire protection and police protection may be needed during occasional emergencies at the park, this would not result in additional services beyond what currently exists. When completed, the proposed park would result in the need for periodic maintenance. This is consistent with the Parks Master Plan, which anticipates such maintenance needs. Therefore, the proposed project is not expected to result in any adverse impacts to public services over and above those previously identified and evaluated with the original Mitigated Negative Declaration.

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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?			✓

Answers to Checklist Questions

Questions A - E

The proposed park would include installation of an irrigation system. Installation of the irrigation system would not result in substantial alterations to existing utilities nor result in the need for new systems or supplies beyond what was proposed for the PUD. Therefore, the proposed project would not create impacts to Utilities over and above those previously identified and evaluated in the original Mitigated Negative Declaration.

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

Answers to Checklist Questions

Questions A & B

The proposed project is not in or near a scenic vista or adopted view corridor. Therefore, aesthetic impacts are less-than-significant, as indicated in the original Mitigated Negative Declaration.

The proposed project is not anticipated to have a demonstrable negative aesthetic effect. Landscaping such as trees and groundcover would be included as a part of the project.

Questions C & D

The proposed park does not include any lighting. Therefore, lighting impacts would be less-than-significant.

The proposed project is not anticipated to create shadows. None of the proposed project improvements would be tall enough to shadow any residences or public gathering places. Therefore, the proposed project would not result in any aesthetic, light or glare impacts over and above those previously identified and evaluated within the original Negative Declaration.

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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?			✓

Answers to Checklist Questions

Questions A - D

No cultural resources were found on the PUD site. However, construction of the proposed park may uncover previously unidentified resources. Mitigation Measures #14 and #15 from the original Negative Declaration shall be followed to ensure less-than-significant impacts:

Mitigation Measures

Mitigation Measure #14: If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work 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.

Mitigation Measure #15: In the event human remains are discovered during excavation, work must stop immediately and the county coroner must be contacted. Section 5097.94 and 5097.98 of the Public Resources Code require consultation with the Native American Heritage Commission, protection of Native American remains, and notification of most likely descendants. SB 447 (Chapter 404, Statutes of 1987) also protects Native American remains or associate grave goods.

The proposed project would not have any cultural resources impacts over and above those discussed and analyzed in the original Gateway West PUD Negative Declaration with the implementation of the above mitigation measures.

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Question E

There are no existing religious or sacred uses within the general project area. Therefore, the proposed project would not create or increase any impacts beyond those previously identified in the original 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?			✓

Answers to Checklist Questions

Questions A and B

The proposed project involves the development of a neighborhood park. This is considered a beneficial impact to recreation. The project site is vacant. Therefore, existing recreational opportunities would not be affected. This project would not create any additional recreational needs over and above those previously identified and evaluated with the original Parkview PUD Mitigated Negative Declaration.

Exhibit D

Park 2E/Sundance Lake Park Mitigation Reporting Plan

In January 1989, Assembly Bill 3180 went into effect requiring the City to monitor all mitigation measures included in this Negative Declaration. For this project, mitigation reporting will be performed by the City of Sacramento, Department of Parks and Recreation in accordance with the monitoring and reporting program developed by the City to implement AB 3180.

This Mitigation Reporting Plan is being prepared by the Planning and Building, Environmental Planning Services, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-1909, pursuant to the California Environmental Quality Guidelines, Section 21081.

The Department of Parks and Recreation will submit its completed Reporting Plan to the Environmental Planning Services for inclusion in the annual report to the City Council.

Project Number: CIP# LU61

Project Name: Park 2E/Sundance Lake Park

Project Location: The project site is located at Windsong Street, in the Gateway West PUD.

Project Description: Park 2E/Sundance Lake Park (CIP# LU61): The City of Sacramento, Parks and Recreation Department is proposing to develop an approximate 2.0+/- acre site for park use. Improvements would include a volleyball court, open turf area, a seating enclave, lakeside overlook, group picnic area with shade structure, sand box and tot lot, paving, fencing, accesses, and signage.

Exhibit D

MITIGATION REPORTING PROGRAM CHECKLIST FOR PARK 2E/SUNDANCE PARK (CIP#LU61)

Mitigation Measure	Reporting Milestone	Reporting/Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
CULTURAL					
1. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work 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.	During construction	Dept. of Parks & Rec and Contractor			
2. In the event human remains are discovered during excavation, work must stop immediately and the county coroner must be contacted. Section 5097.94 and 5097.98 of the Public Resources Code require consultation with the Native American Heritage Commission, protection of Native American remains, and notification of most likely descendants. SB 447 (Chapter 404, Statutes of 1987) also protects Native American remains or associate grave goods.	During construction	Dept. of Parks & Rec and Contractor			

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Exhibit E

FINDINGS

Introduction

Pursuant to the California Environmental Quality Act (Public Resources Code Section 21000) (CEQA) and Section 15153 of the CEQA Guidelines, the City has concluded that the Negative Declaration for the Gateway West PUD (#P96-106) adequately describes the environmental effects of the proposed Park 2E/Sundance Lake Park project. The Adopted Negative Declaration was a programmatic evaluation of potential environmental impacts resulting from the development and implementation of the Gateway West PUD. The addendum to the Adopted Negative Declaration provides a description of the proposed park project and an evaluation of the potential differences in environmental impacts relative to what was disclosed in the original Adopted Negative Declaration.

Relationship of the Proposed Project to the Gateway West PUD (#P96-106) Negative Declaration

The original Negative Declaration for the Gateway West PUD evaluated the necessary entitlements to develop the PUD. The entitlements for the Gateway West PUD included the development of parks within the PUD, including the proposed Park 2E/Sundance Lake Park. The proposed development of the Park 2E/Sundance Lake park will not result in any new impacts or any more severe impacts than those previously evaluated and identified in the original Gateway West PUD Negative Declaration (#P96-106).

It has been determined that implementation of the Proposed Project would not create any new or additional significant environmental impacts that were not already evaluated in the adopted Negative Declaration, nor would it increase the severity of any such impacts. As a result, an addendum to the Adopted Negative Declaration was prepared in accordance with State CEQA Guidelines 15164. Therefore, no new findings with respect to the impacts of the proposed project are warranted. The addendum summarizes the details and/or modifications to the Adopted Negative Declaration.

Decision not to prepare a Subsequent Negative Declaration/Conclusion

CEQA Section 15162 requires the preparation of a Subsequent Negative Declaration when substantial changes to a project will require revisions to a previous Negative Declaration due to:

- involvement of new significant environmental effects; or
- a substantial increase in severity of previously identified environmental effects; or
- 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 negative declaration was adopted; or
- mitigation measures 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

Exhibit E

- mitigation measures which are considerably different from those analyzed in the previous negative declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure

Under the proposed project, the City has decided that an Addendum is appropriate to make the Negative Declaration for Gateway West PUD (#P96-106) adequate to address the impacts of the Park 2E/Sundance Lake Park Project (CIP# LU61). The adopted mitigation measures and impact conclusions in the Gateway West Negative Declaration (#P96-106) remain unchanged.