

P03-162 Bella Rose Condominium

- REQUEST:
- A. **Environmental Determination:** Prior Negative Declaration;
 - B. **Mitigation Monitoring Plan;**
 - C. **Request to void a Special Permit** to develop 200 multi-family residential units located on 10.76± net acres within the Arena Corporate Center Planned Unit Development;
 - D. **Tentative Subdivision Map** to subdivide a 10.76± net acres parcel into one condominium lot;
 - E. **Special Permit** to construct 201 condominium units located on 10.76± net acres Employment Center (EC-40 PUD) zone within the Arena Corporate Center Planned Unit Development.

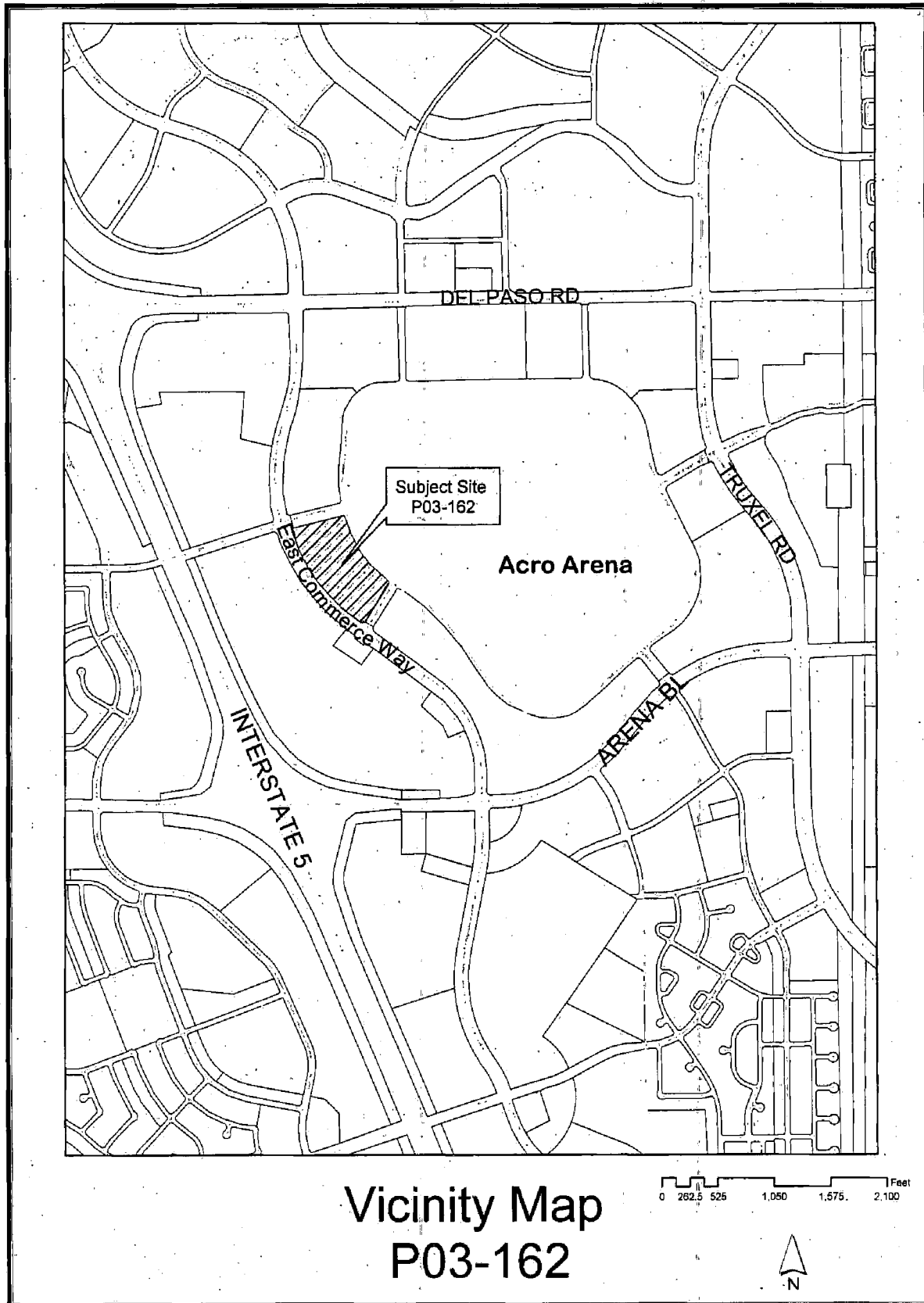
LOCATION: East Commerce Way between Del Paso Road and Arena Boulevard
APN: 225-0070-057
North Natomas Community Plan Area
Natomas Unified School District
Council District 1.

APPLICANT: Pacific Teal Development (Terry Teeple)
22672 Lambert Street, Ste 616, Lake Forest, CA 92630
(949) 586-2066

OWNER: Gemstar Properties XXV, LLC
1620 N. Mamer Road, Spokane
WA 99216

APPLICATION FILED: January 5, 2004

STAFF CONTACT: Kenny Wan, (916) 808-2222



SUMMARY:

The applicant is requesting the necessary entitlements to convert the previously approved 200 units apartment project known as California Traditions Apartments, currently under construction, into a condominium development. There is no change to the project density, site design, building material, circulation and use, except the project will replace garage stalls with carport parking (which will be discussed in the Parking and Circulation Section on page 11). The structures are under construction and no occupants are being displaced, therefore, the request is not a condominium conversion according to the City Zoning Ordinance and there is no reminding issue.

RECOMMENDATION:

Staff recommends approval of the project subject to the conditions set forth herein. This recommendation is based upon the project's consistency with the City's General Plan, North Natomas Community Plan, the Arena Corporate Center PUD Guidelines, and the City's Zoning Ordinance.

PROJECT INFORMATION:

General Plan Designation:	Mixed Use
North Natomas Community Plan Designation:	Employment Center: 40 employees
Existing Land Use of Site:	Multi-Family Residential (Under Construction)
Existing Zoning of Site:	Employment Center: 40 Employees Planned Unit Development
Planned Unit Development:	Arena Corporate Center Planned Unit Development
Surrounding Land Use and Zoning:	
North: EC-40 PUD;	Office Building (Comcast Call Center)
South: EC-40 PUD,	Vacant (Arena Corporate Center PUD)
East: Sports Complex	Arco Arena
West: EC-50 PUD	Vacant (Natomas Crossing-Area 3)
Minimum setbacks required:	
Between Street & Perimeter Fence	12.5' (0' along Sports Drive, eastern property line)
Between Street & Apartment Buildings	25' (12.5' from street to fence)
Between Street and Garages	10'
Between Apartment Buildings	20'
Between Apt. Bldgs. & Garages	8'
Between Garages	6'
Between Clubhouse & Apt. Bldgs.	25'
Public Street:	12'-6"
Separated Sidewalk:	7'-6" (from back of sidewalk)
Property Dimensions:	Irregular
Property Area:	12.82± gross acres (10.85 net acres)
Topography:	Flat

Street Improvements:	Existing and to be constructed/rehabilitated
Utilities:	Existing and to be constructed
Building Height:	20'± to plate line

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Driveway Permit	Public Work
Off-Site Improvement Permit	Public Work (Plan Check)

BACKGROUND INFORMATION:

The subject site lies within the Arena Corporate Center Planned Unit Development area. On August 10, 1995, the Planning Commission approved multiple entitlements consisting of a Tentative Master Parcel Map subdividing six lots into 24 lots for employment center uses and recommended approval of a rezone and PUD designation for the Arena Corporate Center PUD. On October 10, 1995, the City Council approved the Development Agreement of Arena Corporate Center Planned Unit Development.

On August 18, 2000 the applicant requested entitlements to develop the 10.85 net acre subject site with a 200 unit multi-family residential apartment complex known as California Tradition Apartment (P00-118). The entitlements included:

- A. *Special Permit to develop 200 residential units located in the Arena Corporate Center Planned Unit Development, and,*
- B. *Special Permit to exceed the allowable 25% residential use within the Arena Corporate Center Planned Unit Development lying within the specific area delineated being bounded by the East Drain, I-5, Del Paso Road and Arena Boulevard.*
- C. *Special Permit to establish gates at the private vehicular entrances.*

The project was the first multi-family residential development to implement the 2002 North Natomas Community Plan Amendment and the Zoning Code Amendment (Resolution—CC 2002-047 and Ordinance—Ord. No. 2002-01) which allow a non-primary residential use to exceed the maximum allowable area of 25% within a PUD if it exists within the specific area delineated as being bounded by the East Drain, I-5, Del Paso Road and Arena Boulevard. The Planning Commission approved the project on February 28, 2002

The ownership of the project changed since the project was approved on February 2002. During the construction, Inland Construction (the current owner and builder) applied for a Special Permit Modification (Z03-326) to modify the design scheme of the structures because of marketing and technicality reasons (The design changes will be

discussed on Part D, 3 Building Design). The Zoning Administrator approved the modification on December 19, 2003.

The applicant is now requesting the necessary entitlements to convert the apartment project (under construction) into a condominium development. The applicant is required to void the previous Special Permit (P00-118) and apply for a new Special Permit for the condominium. There is no change on the site plan design.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan

The General Plan designates the project site as Mixed Use, which includes a mixture of office, commercial, open space and higher density residential uses. Mixed use projects bring an "urban scale" to the otherwise low density character of suburban living. The following General Plan Goals and Policies apply to the proposal:

- 1) Promote a variety of housing types within neighborhoods to encourage economic diversity and housing choice (P.3.10-13).
- 2) Provide housing opportunities in newly developing communities and in large mixed use developments in an effort to reduce travel time to and from employment centers (P.2-17).
- 3) Use mixed-use housing and employment centers to help meet housing needs and reduce traffic in new development within the City. (P2-18).
- 4) Encouraging and promoting quality growth in expansion areas of the City (p. Sec. 1-29)
- 5) Ensure development in new growth areas is compatible with adjacent developments. (p.Sec.1-32)

Staff believes that the conversion to condominium promotes horizontal mixed use by providing alternative ownership housing in the midst of a planned intensive employment area and it provides affordable owner occupied units as encourage in the General Plan Housing Element. Therefore, the project is consistent with the General Plan and specifically supports the Goals and Policies stated above.

North Natomas Community Plan (NNCP)

1) NNCP Goals and Policies:

The North Natomas Community Plan (NNCP) designates the site as Employment Center: 40 employees. Residential uses are considered conditionally permitted uses which provide

housing opportunities within an EC PUD. The Planning Commission approved the proposed project (known previously as California Tradition Apartment, P00-118) on February 28, 2002 base on the project consistent with the North Natomas Community Plan and met the appropriateness of residential uses in a PUD.

The goals of the NNCP include providing for alternate housing types for different users. This project meets the above criteria. The proposed condominium complex provides on-site open space, amenities, and a recreation facility for the residents. The location of the multi-family will provide an opportunity to improve the balance of jobs and housing, and to provide opportunity for residents to live in close proximity to potential jobs. The proposed project will not create an overconcentration of multi-family residential in that the closest complex is located on the east side of Truxel Road which is the Tuscaro Apartment complex.

Density in the Employment Center 40 zone is required to be within the Medium or High Density Residential land use categories of the NNCP. The proposed density of approximately 18.4 dwelling units per net acre (du/na) falls within the High Density category of 11-29 du/na, and is therefore appropriate.

The condominium is compatible with the adjacent/proposed future uses within the PUD, and the site can be adequately served by public facilities, transit and open space. The site can be adequately served by public facilities and on-site open space features as well as future recreational features to the north of Del Paso Road, the future regional park site.

II) The Conversion:

The following table shows the approved multi-family housing units in the North Natomas Community Plan Area. Currently, there is no new multi-family application pursuing for a Special Permit.

Approved Multi-Family Housing in North Natomas Community Plan Area:

Location	Project Name	Type	Units
West of Interstate 5	Buchman Circule Apartment	Apartment	302
	Lofts	Apartment	188
	Atrium Court	Apartment	224
	Irongate	Apartment	280
	Terracina Meadows	Apartment	148
	Cambay West Apartment	Apartment	216
	Westlake Villas	Condominium	285
East of Interstate 5	Homecoming	Apartment	450
	<i>Bella Rose (California Tradition)</i>	<i>Apartment</i>	<i>201</i>
	Villagio	Apartment	272
	Tuscaro	Apartment	296
	Fairfield	Apartment	384
	Terracina Gold	Apartment	280
	McKenzie	Apartment	152
	Miramonte/Trovass	Apartment	440
	Carriage Lane Condo.	Condominium	156
	Syrah Condo.	Condominium	245
	Bella Rosa	Apartment	200
	Natomas Park	Apartment	212

	Broadstone	Apartment	142
	Regency Park	Apartment	148
	Carefree	Apartment	500
	Northpointe Apartment	Apartment	180
Total Multi-Family Units in North Natomas:			5,901

There are a total of 5,901 multi-family dwelling units in the North Natomas Community Plan area as of April, 2004, 5,215 of them are apartment units and only 686 of them are condominium units (from Syrah, Carriage Lane and Westlake Villas). The ratio is about 1:7.6 (1 condominium unit per 7.6 apartment units.) The conversion of Bella Rose from Apartment to Condominium will lower the rate to 1:5.7. With six times more rental units than ownership multi-family units, staff believes that this ratio is still a reasonable balance of rental and ownership housing within the community plan area. Staff believes that the North Natomas area will continue to provide a variety of individual choice of tenure, type, price and location of housing, and to insure an adequate supply of moderate income ownership housing for entry-level home buyers.

Staff supports the project and finds the proposed project is fully compliance with the previous approval as well as the goals and policies of the North Natomas Community Plan.

Zoning

Zoning of the site is Employment Center 40PUD. The previous 200-unit apartment project (P00-118) was approved on February 2002 base upon the project consistence with the requirements for multi-family development in EC zone.

The apartment units have never been occupied and it is still under construction. According to the City Zoning Code, this application is not a condominium conversion in that the Code defines Condominium Conversion as "*a change in the ownership of a parcel or parcels of property, together with structures thereon, whereby the parcel or parcel and structures previously used as rental units are changed to condominium ownership.*" (Chapter 17.192.020) Staff has determined that this is a new condominium project where the structure or any structures to be constructed thereon, to be divided into condominium ownership. A new condominium construction is subjected to a special permit approval as well as six (6) major development standards states in City Zoning Code Chapter 17.192.040 regarding Off-Street Parking, Utilities, Water, Gas, Electricity, Sound Attenuation, Fire Safety, Ownership Organization and Building Code Requirements.

Staff supports the new condominium project because the project meet all applicable development and building standards contained in the Comprehensive Zoning Ordinance and the City Building Code, and the project will facilitate inhabitant ownership of residential units while not offsetting the reasonable balance of rental and ownership housing in the North Natomas Community Plan Area.

Natomas Basin Habitat Conservation Plan (NBHCP)

The 1994 North Natomas Community Plan required the development and implementation of a Habitat Conservation Plan as mitigation for development in North and South Natomas. In 1997, the NBHCP was approved by the City of Sacramento, USFWS, and CDFG.

The NBHCP is a conservation plan supporting application for incidental take permits (ITP's) under Section 10(a)(1)(B) of the Endangered Species Act and under Section 2081 of the California Fish and Game Code. The purpose of the NBHCP is to promote biological conservation while allowing urban development and continuation of agriculture within the Natomas Basin. The NBHCP establishes a multi-species conservation program to mitigate the expected loss of habitat values and incidental take of protected species that would result from urban development, operation of irrigation and drainage systems, and rice farming. The goal of the NBHCP is to preserve, restore, and enhance habitat values found in the Natomas Basin.

To support the issuance of an ITP, an Environmental Assessment was prepared by the USFWS for the National Environmental Policy Act requirement and a Negative Declaration was prepared by the City of Sacramento for the California Environmental Quality Act (CEQA) requirement. The USFWS and CDFG issued ITP's to the City of Sacramento. The NBHCP and ITP were subsequently challenged, and on August 15, 2000, the United States District Court, Eastern District, ruled that the ITP was invalid and an EIS was required for the project. Based on this ruling, the City of Sacramento and Sutter County jointly prepared a revised NBHCP and an Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for use by the USFWS and CDFG. The USFWS is the lead federal agency for the preparation of the EIS and the City of Sacramento and Sutter County are co-lead agencies for the preparation of the EIR. The Sacramento City Council adopted the revised NBHCP and EIR/EIS on May 13, 2003. On June 27, 2003 the USFWS issued a new Incidental Take Permit for the NBHCP for development within the Natomas Basin. The developer of the Natomas Place PUD has paid the NBHCP fees in 1998, prepared reconnaissance-level surveys, and graded the project site.

C. Tentative Map – Condominium

By their unique character and requirements, condominium projects differ specifically from other subdivisions and apartments. The Tentative Subdivision Map Act requires a tentative map for condominium project even though there is no actual subdivision of the land. The Map is to convert one parcel (10.76±net acres) to one, 201 air space or "dirtless," condominium parcels. This means that the Condominium Association for the complex, not the homeowners, owns the common area ground in fee. Each homeowner only owns in fee their respective unit's airspace. They own the building in which their unit is located as tenants-in-common. The applicant prefers this configuration because tenancy in common is minimized and is restricted to the buildings only.

The air space units are not created as a part of the Tentative Subdivision Map, but rather, after the final subdivision map is recorded by the air space plan, which is defined by the Subdivision Report for Condominiums produced by the Department of Real Estate. The creation of the air space units is subsequent to the recordation of the single lot subdivision condominium map.

The proposed project is within the density range permitted in the General Plan, the North Natomas Community Plan, and the EC-PUD zone for the Tentative Map. Staff supports the configuration of the Tentative Map because the project is consistent with the State Subdivision Map Act, City Subdivision Ordinance, and City Zoning Code.

D. Special Permit for 201 condominium units

1. Site Design/Zoning

The project consists of three building types: Type 1 has one bedroom units with 772 square feet each; Type 2 has two bedroom units with 1,039 square feet each and Type 3 has three bedroom with 1,168 square feet each. All of the buildings are two-story structures with first and second floor unit entries located on opposite sides of the structure. The complex will provide 64 one bedroom, one bath units, 105 two bedroom, two bath units and 32 three bedroom, two bath units, for a total of 201 units.

The NNCP is restrictive to the size and acreage of multi-family complex. The proposed site is 10.85 net acres. This is larger than the allowable 8 acres, however the development is separated by the recreation facility centrally located at the complex entry. This project is a high density development and has 18.4 dwelling units per net acre. The development is connected by a recreation facility (clubhouse) centrally located at the complex entry.

Lot coverage is limited to 50% in multifamily zones, and this percentage is used as a guideline for multifamily development in the Employment Center zone. According to the information supplied, the project is well below this maximum. The proposed project has the following site coverage percentages:

Building Coverage	160,000 square feet	34%
Paved Surface Area	100,500 square feet	21%
Landscaping Area	212,500 square feet	45%
Total SF	473,000	100%

The project does not exceed the lot coverage guidelines for the site.

2. Setbacks

The setbacks for the proposed project are as shown below in Table 2. The proposed project meets the setback requirements.

Table 2: Setbacks

Setback Type	Minimum Setback Distance
Between Street & Perimeter Fence	12.5' (0' along Sports Drive, the eastern property line)
Between Street & Condo. Buildings	25' (12.5' from street to fence, 12.5' from fence to building)
Between Street and Garages/Carport	10'
Between Condo. Buildings	20'
Between Condo. Bldgs. & Garages/Carport	8'
Between Garages/Carport	6'
Between Clubhouse & Condo. Bldgs.	25'

Six trash enclosures are shown on the site. The enclosures shown are approximately 15 feet by 15 feet in size, with a 15 foot by 15 foot concrete apron. The locations provide easy access for the residents to use the trash and recycling facilities. The site is required to provide a minimum of 1 cubic yard per 16 units and provide recycling for metal, glass, plastic and newspaper. The enclosures will be required to comply with the Zoning Code. Each enclosure is required to be constructed out of decorative masonry block, six feet high walls, with a heavy gauge decorative gate with cane bolt to secure when in open and closed positions.

LAND USE	RECYCLING VOLUME REQUIRED	RECYCLABLE MATERIALS
Multi-Family residential (Greater than 5 units)	1 Cubic Yard/16 units	metal, glass, plastics, corrugated cardboard (ONP)

3. Building Design

The design scheme of the structure was modified since the previous approval. The applicant applied for Special Permit Modification (Z03-326) on December, 2003 for changes of the building elevations. The Zoning Administrator approved the following four major changes:

- 1) Removal of the fireplace and chimney at all units;
- 2) Removal of all half-wall at the patio and deck of all units;
- 3) Replace straight stair wall with curved stair wall of all apartment complexes; and
- 4) Remove the cupola on the Clubhouse.

Overall, the project becomes more contemporary style, but the changes have not significantly affected the aesthetic value of the originally approval (P00-118). The building materials, setbacks, building orientation and footprints will not change. The exterior materials are stucco over trim and reveals. Decorative wrought iron fence will be required for all balconies. Roofs are concrete tile as originally approved. The proposed changes will create a bigger living room area, a larger wall space as well as

more windows and light for all condominium units.

Staff supports the building design because the elevations will increase the usable area, ventilation and lighting for the condominium units and will not alter the surrounding areas; the new elevations are also consistent with the originally approved architectural theme and are consistent with the North Natomas Community Plan, the Arena Corporate Center Planned United Development Guidelines, and the Multi-Family Design Guidelines.

4. Parking and Circulation

The site is accessed from the main entry at East Commerce Way. Two additional secondary points of ingress and egress are at the north and south Arena Access Streets. All of the entries are gated. The front entry is gated at the north and south sides of the entry drive allowing non-residents or services to drive in and park in front of the recreation building or to exit the site. From the main entry, the site is developed in a circular site design with the residential structures located at the street face, parking and maneuvering aisles, then buildings.

The east boundary is a bank of parking, specifically carport stalls. Due to previous agreements between the Arco Arena users and the City of Sacramento, access may not be granted for vehicular travel onto Sports Parkway. Therefore, the bank of carport structures and some surface parking has been placed along this boundary. There are two internal parking areas adjacent to the recreation facility.

The parking ratios for multi-family are 1.5 spaces per dwelling unit and 1 space per 15 units for guest parking. The original project California Tradition, proposed 200 secured garage spaces and 174 surface spaces for a total of 374 spaces. The new owner, Inland Construction wants to increase the total parking spaces to 420 by replacing garage stall with carport spaces. The new proposal has 2 garage spaces, 200 carport spaces and 218 surface spaces for a total of 420 spaces. Carports facing Sport Drive will be heavily landscaped.

The required number of parking is 315. It seems reasonable to provide an allowance for additional parking to the site, since the site requires at least 14 guests parking, the remaining 406 parking spaces provide an average of 2 parking spaces per unit. It is reasonable for this ownership type of housing in Natomas.

Pedestrian access is provided through the site and provides connectivity throughout as well as with East Commerce Way. The proposed fencing will provide pedestrian gates at those shown locations. Pedestrian travel is not allowed on Sports Drive and no pedestrian or bikeway linkages have been proposed.

Per the bicycle requirements in the Zoning Ordinance apartment uses requires one Class I bike locker for every twenty required parking stalls. The proposed project will require a minimum of 16 bicycle parking spaces. Fifty percent (8 spaces) are required

to Class 1. The remaining 8 spaces may be Class I, II, or III. Design and location of bicycle parking facilities will need to comply with the Zoning Code.

5. Landscaping

A Preliminary Landscaping Plan for the project is provided. A colorful and varied plant palette is created for both sites to provide individual massing and contrast both on and off site. Landscaping is placed around the buildings creating identity around the building types. Sidewalks are as required by the Department of Public Works as found within the Conditions of Approval. The placement of separated sidewalks as well as the replacement of damaged sidewalks will require amending the street tree and landscape easement designs. The landscaping will need to be expanded such that the trees are located in the parkways as well as next to the structures. The trees placed must be chosen for color, form, and should be a mix of evergreen and deciduous trees as well as providing a variety to maintain an 'urban forest'. When too many of the same trees are planted, if diseased may impact a much larger, regional area. The conceptual plan appears to need additional shading in the parking and maneuvering areas. The plan will need to be revised to comply with the City's Tree Shading and Water Conservation Ordinances. The plan is required to provide a minimum of 50 percent tree shading within 15 years.

6. Signage

The site plan identifies a monument sign within the landscape buffer adjacent to East Commerce Way. Additional signage will be provided for direction and addressing. The applicant submitted a sign program with the application. The signage has been reviewed with the following comments:

1. The directory sign is limited to six feet maximum height, and 12 square feet maximum area;
2. The directional box sign is limited to six feet maximum height, and 12 square feet maximum area;
3. Panel signs mounted on posts are limited to 3 feet minimum height from grade to the bottom of the sign to a maximum height of 6 feet;
4. Addressing is limited to a maximum area of 1 square foot;
5. The manager identification sign is limited to 1 square foot;
6. The pool and spa panel signs are limited to 4 square feet;
7. The recreation building sign is limited to 1 square foot;
8. The 'No Trespassing' sign is limited to 4 square feet;
9. The miscellaneous exiting, occupancy and doors signage are limited to 1 square foot; and,
10. The pool directional sign is limited to 4 square feet.

Prior to the installation of any signage on site the applicant will need to submit an application for review and approval by the Building Departments prior to sign permits being issued. The design for any signage on the site shall be constructed of high

quality materials, consistent with the architecture and color scheme of the complex. Proposed signage shall meet the requirements of the Arena Corporate Center Planned Unit Development Guidelines, the sign ordinance, building requirements and any other regulations that may be applicable to the subject site. Sign permits are required for each proposed sign at the site.

7. Sale Office

The applicant is also requesting a review for setting up a temporary sale office on the project site. The purpose of the office is to allow earlier sale of the units while the clubhouse is under construction. The applicant is requesting that the office be permitted to be located at the lawn area in front of the clubhouse for a maximum period of six months, or until the clubhouse opens, whichever occurs first. Nineteen parking spaces and two handicapped parking spaces (a total of twenty-one parking spaces) will also be provided on the site. Access to the site would be through the project main entry on East Commerce Way. When the sale trailer is removed all paving associated with the temporary project will also be removed. Staff has reviewed the sale office design and will approve the request subject to conditions.

PROJECT REVIEW PROCESS:

A. Environmental Determination

On February 28, 2002 the Planning Commission ratified a Negative Declaration (or certified the Environmental Impact Report) for the originally proposed project (P00-118). Potentially significant environmental issues regarding earth, air, water, biological resources, noise, hazards, and cultural resources were discussed and mitigated in this document. The proposed project was analyzed in this previous environmental document. No new issues or new information is known that would trigger additional environmental analysis. Section 15162 of the Guidelines for Implementation of the California Environmental Quality Act Public Resources Code provides that an additional Negative Declaration (or Environmental Impact Report) need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. A Mitigation Monitoring Plan has been prepared for the mitigation measures that were identified in the previous Negative Declaration

B. Public/Neighborhood/Business Association Comments

The project was routed to the Natomas Community Association (NCA), Natomas Journal, North Natomas Alliance (NNA), North Natomas Community Association (NNCA), North Natomas Study Group, River Oaks Community Association (ROCA), Provence HOA, Natomas Business Association, Natomas Crossing Community Vision, and routed to neighboring property owners within a 500' radius of the site.

No comment of opposition was received. The project applicant presented the project to NCA, NNA and ROCA, and received support from these Neighborhood Associations.

The Natomas Community Association reviewed the project on February, 2004 and provided staff with the following comments:

1. *We welcome conversion of apts. to for-sale condos. Townhouse/condo development has lagged behind SF and is much in demand.*
2. *Improvements form apts. include more windows, open stairways and balconies. Open carports vs. enclosed garages were not viewed by some as improvements even with the addition of a separate 4X3 storage area.*
3. *The fronts of buildings could use enhanced stonework –especially around entry areas.*
4. *We had concerns over CC&R's safeguarding non-owner occupied units. On-site 24-hour management preferred over 8-hr office staff.*

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. Their comments have been incorporated into the "Condition of Approval" or "Advisory Notes" in the Notice of Decision.

D. Subdivision Review Committee Recommendation

On March 17, 2004 the Subdivision Review Committee, by a vote of three ayes and zero noes voted to recommend approval of the proposed subdivision subject to the conditions of approval in the attached Notice of Decision.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to consider the previously approved Negative Declaration, approve the Mitigation Monitoring Plan and approve or deny the Tentative Map and Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action. The PUD Schematic Plan amendment will require final action by the City Council.

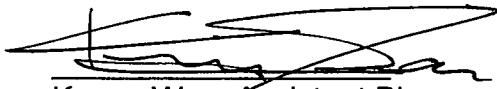
RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision adopting the Prior Negative Declaration on California Traditions Apartment (P00-118);
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Request to void a Special Permit to develop 200 multi-family residential

units located on 10.76± net acres within the Arena Corporate Center Planned Unit Development;

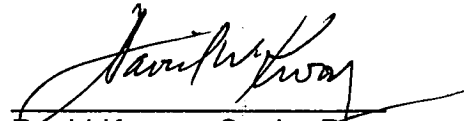
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Subdivision Map to subdivide a 10.76± net acres parcel into 1 condominium lot;
- E. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to construct 201 condominium units located on 10.76± net acres Employment Center (EC-40 PUD) zone within the Arena Corporate Center Planned Unit Development.

Report Prepared By,



Kenny Wan, Assistant Planner

Report Reviewed By,



David Kwong, Senior Planner

Attachments

- Attachment 1 Notice of Decision & Findings of Fact
- Exhibit 1A Mitigation Monitoring Plan
- Exhibit 2B Tentative Subdivision Map
- Exhibit 2C Site Plan
- Exhibit 2D Landscaping Plan
- Exhibit 2E Recreation Center and Entrance
- Exhibit 2F First Floor Building Plan Unit 1
- Exhibit 2G Second Floor Building Plan Unit 1
- Exhibit 2H First Floor Building Plan Unit 2
- Exhibit 2J Second Floor Building Plan Unit 2
- Exhibit 2K First Floor Building Plan Unit 3
- Exhibit 2L Second Floor Building Plan Unit 3
- Exhibit 2M Side & Front Elevation Unit 1
- Exhibit 2N Side & Rear Elevation Unit 1
- Exhibit 2P Side & Front Elevation Unit 2
- Exhibit 2Q Side & Rear Elevation Unit 2
- Exhibit 2R Side & Front Elevation Unit 3
- Exhibit 2S Side & Rear Elevation Unit 3
- Exhibit 2T Clubhouse First Floor Plan
- Exhibit 2U Clubhouse Second Floor Plan
- Exhibit 2V Clubhouse Front & Rear Elevation
- Exhibit 2W Clubhouse Left & Right Elevation
- Exhibit 2X Carport Design
- Exhibit 2Y Sale Office location
- Attachment 2 Land Use & Zoning Map
- Attachment 3 Prior Negative Declaration (P00-118)

**Amended by staff on 04/22/2004
ATTACHMENT 1**

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
BELLA ROSE CONDOMINIUM LOCATED ON EAST COMMERCE WAY
BETWEEN DEL PASO ROAD AND ARENA BOULEVARD
SACRAMENTO, CALIFORNIA
IN THE EMPLOYMENT CENTER 40 (EC-40PUD) ZONE.
(P03-162) APN: 225-0070-057**

At the regular meeting of April 22, 2004, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Prior Negative Declaration**
- B. Adopted the Mitigation Monitoring Plan;**
- C. Approved the Request to Void a Special Permit to develop 200 multi-family residential units located on 10.76± net acres within the Arena Corporate Center Planned Unit Development;**
- D. Approved the Tentative Subdivision Map to subdivide a 10.76± net acres parcel into one condominium lot;**
- E. Approved the Special Permit to construct 201 condominium units located on 10.76± net acres Employment Center (EC-40 PUD) zone within the Arena Corporate Center Planned Unit Development.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Prior Environmental Document Prepared: The City Planning Commission finds that a Mitigated Negative Declaration was previously prepared and approved by the Planning Commission on February 28, 2002 and that pursuant to the CEQA Guidelines (Sections 15162 and 15164), for the reasons set forth below, no additional environmental review is required and the prior Negative Declaration has been prepared:**

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

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

D. **The Tentative Subdivision Map** to subdivide a 10.76± net acres parcel into 1 condominium lot is **approved** based upon the following finding of fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g) inclusive, exist with respect to the proposed subdivision;
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, and Title 16 of the City Code, which is a Specific Plan of the City; and
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent possible, for future passive or natural heating and cooling opportunities.

E. **The Special Permit** to construct 201 condominium units located on 10.76± net acres Employment Center (EC-40 PUD) zone within the Arena Corporate Center Planned Unit Development is **approved** based upon the following finding of fact:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed project is designated as non-primary residential use creating a mixed use development and is part of a larger schematic plan for future employment generating development;
 - b. the subject sites are well served by auto, transit, bicycle, and pedestrian linkages
 - c. the proposed developments are compatible with the surrounding area.

2. The project, as conditioned, will not be detrimental to the public health, safety and welfare and will not result in the creation of a public nuisance in that:
 - a. The project is conditioned to comply with Police and Fire Department conditions related to lighting, landscaping, security, fire protection, and emergency vehicle access; and
 - b. Adequate setbacks, parking, landscaping, and lighting is provided.

3. The project is consistent with the General Plan which designates the site as Mixed Use. The 1994 North Natomas Community Plan designates the site as Employment Center: 40 Employees. The project is consistent with the North Natomas Community Plan in that the 2002 amendments (CC2002-047) allow for residential development to exceed the 25% maximum allowance and the project meets the specific design criteria necessary to be considered for approval.

CONDITIONS OF APPROVAL

- D. The Tentative Subdivision Map to subdivide a 10.76± net acres parcel into 1 condominium lot is hereby approved subject to the following conditions of approval:**

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P00-118). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

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

GENERAL: All Projects

- D1. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No. 2002-373 on June 11, 2002, and shall execute any and all agreements, which may be required in order to implement this condition.
- D2. Comply with and meet all the requirements of the existing Development Agreement to the satisfaction of the City of Sacramento.
- D3. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P00-118) to the satisfaction of the Planning Director and Department of Public Works.
- D4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P03-162).
- D5. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments, in accordance with the Development Agreement.
- D6. Show any/all existing and proposed/required easements on the Final Map.
- D7. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition
- D8. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Department of Public Works, Development Services Section Plan Check Engineer at 264-7493 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

PUBLIC WORKS: Streets

- D9. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Public Works;
- D10. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works;
- D11. Construct traffic signals at the following intersection(s) if not already in place.
- a. East Commerce/ South West Arco Arena Entrance

NOTE: Signals shall be constructed as part of the public improvements for the Special Permit. Signal design and construction shall be to the satisfaction of the Department of Public Works. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of Traffic Engineering Services.

- D12. The applicant shall submit a signal design concept report to the Department of Public Works for review and approval prior to the submittal of any improvement plans involving traffic signal work
- D13. The signal at East Commerce/South West Arco Arena Entrance is partially reimbursable under the North Natomas Financing Plan. The applicant shall enter into an agreement with the City stating that the City shall use its best efforts to obtain a fair share contribution from future development projects within the area around the signal equivalent to 75% of the non-reimbursable portion of the actual cost of the signal. Said contributions, if obtained, shall be used to reimburse the applicant.

PRIVATE/PUBLIC UTILITIES:

- D14. Dedicate a standard 12.5-foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public street rights of ways.

- D15. The owner/developer must disclose to future/potential owners the existing 69 kV electrical facilities.
- D16. Connection to the public sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
- D17. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first.
- D18. Construction of private collector sewer will be required. Provision for on-site collector sewer maintenance shall be contained in a street maintenance agreement for the project.

CITY UTILITIES:

- D19. Only one metered, domestic, water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
- D20. Only one metered, water service for the recreation building and pool area is allowed. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
- D21. An ownership association shall be formed and C.C. & R's shall be approved by the City and recorded assuring maintenance of sanitary sewer, water and storm drainage facilities within the condominium project. All on-site sanitary sewer, water and storm drain facilities shall be private facilities maintained by the association.
- D22. Prior to recording the final map and prior to the initiation of water, sewer or drainage services to any airspace lot or the common lot, the various owners of such lots shall enter into an agreement authorizing one owner or an association of owners to obtain and pay for water, sewer and drainage facilities services for all lots, and such owner or association of owners shall enter into a separate agreement with the City to receive such utility services for all lots at points of service designated by the Department of Utilities (for example, the private water system serving each airspace lot and the common lot shall connect to the City's water system at a single point of service). Such separate agreement with the City shall provide for payment of all charges for the water, sewer and drainage services provided to all lots, shall authorize discontinuance of utility services to all lots in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all

relevant utility billing and maintenance requirements of the City, and shall be in a form approved by the City Attorney.

D23. There is an existing water line (10-inch) and appurtenances located in the vicinity of the south property line of the project. The applicant shall locate this line relative to the property and provide an exhibit of the location to the Department of Utilities. If a public water line is located within the project, the applicant shall dedicate a water easement to the City. The location and width of the easement shall be to the satisfaction of the Department of Utilities. The applicant shall execute a hold harmless agreement with the City for improvements constructed within the water easement.

PPDD: Parks

D24. The applicant must provide proof of compliance with City Code 16.64 prior to the approval of the Final Map.

D25. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to the approval of the Final Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Public Works Department, Special Districts, Program Specialist).

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

1. Prior to the issuance of any building permits, provide the City with a copy of the certificate of payment of school fees for the applicable school district(s).
2. CSD-1 will provide maintenance only in public right-of-ways and in 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance. Currently, CSD-1 policy prohibits gates that prevent access to sewer easements unless CSD-1 standards for accessibility through gates are met.
3. Existing Sacramento Regional County Sanitation District (SRCSD)

facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate fees.

4. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

- E. The Special Permit to construct 201 condominium units located on 10.76± net acres Employment Center (EC-40 PUD) zone within the Arena Corporate Center Planned Unit Development is hereby approved subject to the following conditions of approval:**
 - E1. Any modifications or plan substitution will require additional planning review and may be subject to a Special Permit Modification prior to such approval before the issuance of building permits.
 - E2. Any and all building improvements shall comply with 1998 California Building Code.
 - E3. The project shall participate in the North Natomas Financing Plan.
 - E4. The final color palatte shall be submitted at the time of plan submittal for permit plan check for review and approval by the Planning Director. Approval shall be obtained prior to the issuance of any building permits. Deviations for the building color scheme may be allowed subject to review and approval by the Planning Director for any substitutions prior to building permit issuance
 - E5. Decorative light standards shall be as approved by Public Works and Planning
 - E6. Sixteen (16) bike lockers are required to be provided on site. Eight (8) lockers shall be Class I and the remaining 8 may be Class 1, 2, or 3 and shall be in accordance with the Zoning Code.

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- E7. The applicant shall comply with the City's Tree Shading Ordinance which requires 50 percent shading of a parking lot within 15 years
- E8. The applicant shall submit a sign application identifying all signage for the site including but not limited to corner monument signs, entry signs, building identification and address signs, trash enclosure signs, and directional signage prior to the issuance of any sign permits. The sign program shall be reviewed by both Planning and Building departments for conformance and compatibility with the project.
- E9. An Air Quality Mitigation Strategy, indicating how a reduction of 15 percent reactive organic gases (ROG) emissions will be obtained for the project, shall be approved by the Director of Public Works prior to issuance of a building permit.
- E10. The applicant shall execute a School Facilities Fee Agreement and pay necessary school facilities fees, as required.
- E11. The applicant shall provide a letter stating they have contacted the Sacramento Metropolitan Air Quality Management District and met any application requirements necessary.
- E13. The applicant shall comply with all mitigation measures in the previously adopted Mitigation Monitoring Plan (Refer to Exhibit 1A).
- E14. Before issuance of a building permit, the applicant shall demonstrate a good faith effort to City staff that they have researched the feasibility for meeting the goals of the Cool Communities program in the use of lighter paving and roofing materials. The applicant shall provide a letter stating same for the file.
- E15. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours.
- E16. All landscaping shall be maintained at a minimum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of six feet from lowest branch to the ground along street frontages.
- E17. Planting shall be maintained so as not to obstruct or diminish lighting levels throughout the project. Landscaping shall not obscure common areas.

- E18. Addressing standards shall be followed by the applicant.
- E19. Parking spaces shall be steam cleaned a minimum of twice per year.
- E20. All mechanical equipment shall be located within the structure or enclosed in cabinets or screened by either landscaping or screens/fencing, where landscaped areas are of insufficient width to accommodate adequate landscaping. Final designs of landscaping and/or screening shall be shown on the final landscaping plan.
- E21. No auto repair is allowed on site.
- E22. Visitor parking shall be strictly enforced.
- E23. Police Department and all emergency vehicles shall be provided key/pad access detail at all times.

BUILDING

No Conditions

PUBLIC WORKS

- E 24. City standard ornamental street lights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Division requirements.
- E25. Access to the site through the main entrance from East Commerce Way shall be right-in, right-out and south-bound left-in only.
- E26. The applicant shall modify the existing median on East Commerce Way to allow for the south-bound left-in movement. The applicant shall modify the existing median so not to allow left-out movements from the site. Modifications to the existing median are required and are not eligible for reimbursement. The median modification and construction shall be to the satisfaction of the Department of Public Works;
- E27. Construct a standard driveway at the main entrance to the site from East Commerce Way. Construction of the driveway shall be per City codes and standards and to the satisfaction of the Department of Public Works.
- E28. All gates shall be a minimum of 20 feet behind the right of way.
- E29. The applicant shall remove and relocate the existing sidewalk along East Commerce Way. The applicant shall remove and replace the curb if determined to be necessary by the Department of Public Works. For this project, a portion of the costs associated with removing and reconstructing the sidewalk and curb (if needed) and the cost of relocating existing utilities (if needed) are reimbursable by the City of Sacramento. The City's contribution shall be 85% of the total costs

associated with this condition. Repayment shall be from the Major Street Construction Tax and subject to the requirements of that program. The reconstruction of the sidewalk and curb shall be to the satisfaction of the Department of Public Works. It is intended to locate the sidewalk so as to minimize the need to relocate existing utilities. Minimum separation shall generally be 6 feet from the sidewalk to the face of curb.

- E30. Dedicate a pedestrian easement adjacent to the existing right-of-way as necessary to accommodate the relocated sidewalk.
- E31. Applicant shall landscape to the curb per the standards established for North Natomas.
- E32. The applicant shall construct a bus turnout just north of the south entrance to the Arco Arena along East Commerce Way. The construction of the bus turnout shall be to the satisfaction of the Department of Public Works.
- E33. The applicant shall remove and replace any deteriorated or non-ADA compliant handicapped ramps adjacent to the site. The affected corners are at the intersections of East Commerce Way and both private roads (leading to Arco Arena) adjacent to the site. This will also include both receiving ramps for each corner across East Commerce Way and the private roads. The construction of said ramps shall be to the satisfaction of the Department of Public Works.

FIRE:

- E34. 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.
- E35. Provide adequate fire flow and hydrants.
- E36. Provide Knox access for site (a Fire Department review will be necessary before gates and fences are constructed).
- E37. Driveways less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; driveways less than 36 feet in width shall be marked on one side.
- E38. Provide adequate turning radii for apparatus (35' inside and 55' outside).

UTILITIES:

- E39. Any new domestic water services shall be metered. Only one domestic water service (for all condo units) is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities.

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- E40. Each condominium unit shall have a separate domestic water line. Individual water services to each condominium unit shall have a meter box (required for future water meter installation). The location and specification of the meter box shall be to the satisfaction of the Department of Utilities.
- E41. The recreation building and pool area shall have a separate metered, water service.
- E42. A minimum of one metered, irrigation service is required for this project.
- E43. All water taps shall connect to the 12-inch water main in East Commerce Way.
- E44. Multiple fire services are allowed per parcel and may be required.
- E45. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- E46. Per City Code, the point of service for water and storm drain service is located near the public street right-of-way (the applicant shall consult the appropriate City Code for the precise location of the point of service). The on-site water, sanitary sewer and storm drain systems shall be private systems maintained by the condominium association.
- E47. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- E48. This project is greater than 1 acre, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person

responsible for SWPPP and (6) certification by property owner or authorized representative.

- E49. The lot shall be graded so that drainage does not cross property lines.
- E50. Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property.
- E51. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. The storm drain service taps shall drain onsite shed areas which are in general conformance with the master drainage shed map for Basins 5 and 6. Prior to design of the onsite system, contact the Department of Utilities to determine the site areas draining to Basin 5 and 6. An on-site drainage study and shed map is required. This study and shed map shall be approved by the Department of Utilities. The onsite system shall be designed so the 10-year HGL is a minimum of 6-inches below the onsite drain inlets. The 10-year HGL shall be determined using the Sacramento Charts for Zone 2. Finished floor elevations shall be a minimum of 1.50 above the 100-year HGL and 1.70 feet above the controlling overland release elevation. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- E52. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This 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 from the project site during construction.
- E53. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is served by a regional water quality control facility, only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest edition of the "Guidance Manual for On Site Stormwater Quality Control Measures", for appropriate source control measures.

E54. The proposed development is located within County Sanitation District No.1 (CSD1). The applicant shall comply with all CSD1 requirements.

E55. Show all existing easements on the site plan.

Public Work (Solid Waste)

E56. Multi-Family Land Use: 201 condominium residential units require one cubic yard of recycling capacity for every sixteen units. The recycling capacity required for this land use is 13 cubic yards. The recycling volume is required by the City of Sacramento Zoning Ordinance. This is in addition to the cubic yard capacity needed for solid waste disposal.

E57. The applicant needs to identify the recyclable commodities that will be diverted from the waste stream. The project proponent should plan to divert cardboard, office and mixed paper, metal cans, selected plastics, and glass containers.

E58. The applicant should indicate how tenants/residents would be instructed in the use of the trash/recycling receptacles. The education component should consist of the following:

- Signage inside the trash/recycling enclosures identifying the recyclable materials and a contact number for questions or problems.
- Instructions for tenants detailing the recycling program that includes acceptable materials, locations of recycling containers, and the benefits of the program to encourage participation.

E59. The applicant should provide a site plan that includes the locations, sizes of enclosures, types of dumpsters/receptacles, and the access and security measures planned for the enclosures. The project proponent must show the capacity and location of recycling/trash enclosures to demonstrate that sufficient capacity exists for recycling and solid waste disposal. As designed this project may have architectural barriers to resource recovery.

City Parks Planning, Design & Development

E60. The applicant must provide proof of compliance with City Code 16.64 prior to approval of special permits or issuance of building permit.

E61. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district prior to the issuance of any building permit. The applicant shall

pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon hearing report which specifies the tax rate and method of apportionment. (Contact Public Works Department, Special Districts, Program Specialist)

CSD - 1

- E62. Connection to the public sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
- E63. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever ever is first.
- E64. Construction of private collector sewer will be required. Provision for on-site collector sewer maintenance shall be contained in a street maintenance agreement for the project.

Sacramento Metropolitan Air Quality Management District (SMAQMD):

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

- E65. The project shall provide a plan for approval by the City of Sacramento and 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 NOx reduction and 45 percent particulate reduction¹ compared to the most recent CARB fleet average; and
- E66. The project representative shall submit to the City of Sacramento 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 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

E67. The project shall ensure that 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 shall be repaired immediately, and the City of Sacramento 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.

Conditions for Temporary Sale Office

- E68. The size and location of the proposed trailer shall conform to the plans submitted.
- E69. No parking on unimproved surface. Unimproved surface must be inaccessible to vehicle parking.
- E70. Skirting shall be provided for the sale trailer in order to screen the wheels of the mobile office.
- E71. All signage shall be attached to the trailer, no detached sign is allowed.
- E72. Provide potted trees in the landscaping area around the sale office trailer.
- E73. The electrical generator (GEN) shall be screened with either wooden fence or landscaping at owner choice.
- E75. The applicant shall obtain all necessary building permits prior to commencing construction.
- E76. In no event shall the sale trailer be located more than three hundred (300) feet from the nearest existing source of water supply for fire-fighting purposes.

- E76. Any other changes or additions shall require Planning review and approval.
- E77. The temporary sales office/trailer permission will expire six months from the Special Permit (P03-162) approval date on April 22, 2003; or until the clubhouse opens, whichever occur first.
- E78. Upon expiration of this permit (defines on E77), or upon the completion of the use of the temporary sales trailer, whichever happens first, the sales trailer, wheel chair ramp, any signage, the parking lot and the paving shall be removed within 15 days.

Advisory notes for the Special Permit:

Utilities:

1. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.

Public Work – Solid Waste:

2. The Solid Waste Division provides free waste audits to interested businesses. City staff will then recommend a method of waste management to the businesses to increase waste diversion at the greatest cost avoidance.

3. Businesses that choose private sector service should ask about the recycling opportunities that company offers. Recycling should still be cheaper than disposal.

4. Businesses that subscribe to City solid waste collection and disposal services are also provided recycling services as a package. The Solid Waste Division provides a variety of commercial services. They include commercial solid waste collection and disposal, commercial recycling, in-office recycling, and debris box services.

Fire:

5. Fire apparatus access. Plans for fire department access roads shall be submitted to the fire department for review and shall be approved prior to the start of construction. CFC 901.2.2.1

6. Fire hydrant systems. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and shall be approved prior to start of construction. CFC 901.2.2.2

7. 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 901.3

8. Fire-protection equipment and fire hydrants. Fire-protection equipment and fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. When required by the chief, hydrants locations shall be identified by the installation of reflective markers. CFC 901.4.3

9. Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. CFC 902.2.2.1

10. Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fireflow or rain based on 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2

11. Turning radius. The turning radius of the fire apparatus access road shall be as approved (45' or hammerhead). CFC 902.2.2.3

12. Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provisions for the turning around of fire engines. CFC 902.2.2.4

13. Key Boxes. When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or firefighting purposes, or where the building is served by a fire alarm system which is monitored by a central station, the chief is authorized to require approved key switches, key boxes or padlocks to be installed in approved accessible locations or areas in order to permit immediate fire department access. CFC 902.4

14. Gates and barriers. Plans shall be submitted for review and approval prior to the installation of gates, barriers, and access control devices which are to be constructed on or within fire department apparatus access roadways. CFC 902.2.4.3

15. Fire service. The fire sprinkler system in each building shall be supplied by its own main. CFC 903.1.1

16. Required Water Supply for Fire Protection. An approved water supply capable of supplying the required fire flow for the protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. CFC 903.2. Note: contact Joyce Pilgrim with the Department of Utilities at 264-1430, for flow test required for sprinkler submittal.

17. Type of water supply. Water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. CFC 903.3

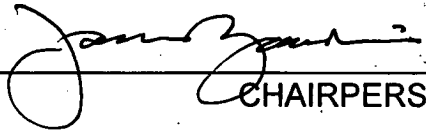
18. Required installations. The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or the site of the premises or both to be protected as required and approve by the chief. CFC 903.4.2 See also Appendix III-B, Section 5, Distribution of Fire Hydrants.

CSD-1

19. CSD-1 will provide maintenance only in public right-of-ways and in 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance. Currently, CSD-1 policy prohibits gates that prevent access to sewer easements unless CSD-1 standards for accessibility through gates are met.

20. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate fees.

21. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.


CHAIRPERSON

ATTEST:


SECRETARY TO CITY PLANNING COMMISSION

4/22/04
DATE (P03-162)

- Exhibit 1A Mitigation Monitoring Plan
- Exhibit 2B Tentative Subdivision Map
- Exhibit 2C Site Plan
- Exhibit 2D Landscaping Plan
- Exhibit 2E Recreation Center and Entrance
- Exhibit 2F First Floor Building Plan Unit 1
- Exhibit 2G Second Floor Building Plan Unit 1
- Exhibit 2H First Floor Building Plan Unit 2
- Exhibit 2J Second Floor Building Plan Unit 2
- Exhibit 2K First Floor Building Plan Unit 3
- Exhibit 2L Second Floor Building Plan Unit 3
- Exhibit 2M Side & Front Elevation Unit 1
- Exhibit 2N Side & Rear Elevation Unit 1
- Exhibit 2P Side & Front Elevation Unit 2
- Exhibit 2Q Side & Rear Elevation Unit 2
- Exhibit 2R Side & Front Elevation Unit 3
- Exhibit 2S Side & Rear Elevation Unit 3
- Exhibit 2T Clubhouse First Floor Plan
- Exhibit 2U Clubhouse Second Floor Plan
- Exhibit 2V Clubhouse Front & Rear Elevation
- Exhibit 2W Clubhouse Left & Right Elevation
- Exhibit 2X Carport Design
- Exhibit 2Y Sale Office location

Mitigation Monitoring Plan

Recording
Not
Required

-
-
-
-

MITIGATION MONITORING PLAN

For:

P00-118 ~ California Traditions Apartments

Type of Environmental Document:

Negative Declaration

Prepared by:

**City of Sacramento Office of Environmental Affairs
Donna E. Decker, Associate Planner**

Date:

January 25, 2002

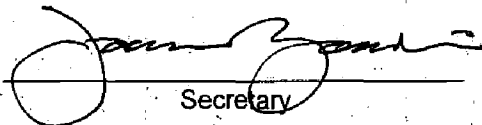
Adopted by:

City of Sacramento Planning Commission

Date:

February 28, 2002

Attest:


Secretary

City of Sacramento *Mitigation Monitoring Plan*

This Mitigation Monitoring Plan has been required and prepared by the Planning and Building Department, 1231 I Street, Room 300, Sacramento, CA 95814, (916) 264-5698, pursuant to California Environmental Quality Act Guidelines, Section 21080(c)(2).

SECTION 1: PROJECT IDENTIFICATION

Project Name (File Number): California Traditions Apartments (P00-118)

Owner: California Traditions, Inc. (Parker Daughhettee)
Address: 9521 Folsom Blvd., Ste R
Sacramento, CA 95827
(916) 364-5170

Applicant Name/Address: Pacific Teal Development (Terry Teeple)
22672 Lambert Street, Ste 616
Lake Forest, CA 92630
(949) 586-2066

Project Location: East Commerce Parkway between Del Paso Road and
Arena Boulevard
APN: 225-0070-057

SECTION 2: GENERAL INFORMATION

The intent of this Mitigation Monitoring Plan is to prescribe a means for enforcing the mitigation measures as identified within the Initial Study prepared for the project entitled *California Traditions Apartments*. The Initial Study identified potential impacts to earth, air, water, biological resources, noise, hazards, and cultural resources. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Mitigation Monitoring Plan shall be funded by the owner/applicant identified above.

The applicant is requesting entitlements to develop approximately 12.82± undeveloped gross vacant acres with a 200 unit multi-family residential apartment complex located within the Arena Center Planned Unit Development.

SECTION 3: PLAN COMPONENTS

EARTH

Mitigation Measure #1: Provide a site specific geotechnical investigation which shall include a detailed analysis of surface and subsurface conditions for the construction of the project at the

time plans are submitted to the Building Division for permits.

**Responsible for Mitigation Measure
Implementation and Compliance:**

Owner/Applicant/Developer

Entity Responsible for Ensuring Compliance:

City of Sacramento Planning & Building
Department, Site Conditions Monitoring

AIR

Mitigation Measure 2: *Submit an Air Quality Plan (Air Quality Mitigation Strategy) that shall have implementation measures to reduce the project impact ROG by 20% as a part of the project design which shall be approved by the Department of Public Works, Alternate Modes Coordinator prior to building permit issuance. Potential strategies may include but is not limited to the following:*

- Provide bicycle parking facilities,*
- Provide bike path connection to Class I and Class II bike lanes,*
- Provide pedestrian facilities and improvements such as overpasses, wider sidewalks, and clearly marked pathways between transit facilities and building entrances,*
- Provide bus stop improvements within 1/4-mile of stop,*
- Provide electric vehicle charging facilities,*
- Provide electric shuttle to transit stops, and*
- Providing or subsidizing public transit passes for employees.*

Mitigation Measure 3: *All grading plans shall provide the following notes on the plans (the City shall not approve any construction plans without them):*

- *Enclose, cover or water all soil piles twice daily;*
- *Water exposed soil with adequate frequency to keep soil moist at all times;*
- *Water all haul roads twice daily;*
- *Maintain at least two (2) feet of freeboard on trucks when hauling loads;*
- *Maintain construction equipment (stationary and mobile) in optimum running condition;*
- *Maintain construction equipment (stationary and mobile) in optimum running condition. Off-road diesel powered equipment shall not exceed 40% opacity. The owner of the equipment shall be prepared to present appropriate documentation to show the performance of construction equipment.*

Mitigation Measure 4: *Prior to approval, all construction plans will show that the construction contractor shall stabilize all construction entrances to the site pursuant to the Administrative and Technical Procedures Manual for Grading and Erosion and Sediment Control to reduce or eliminate the tracking of sediment onto public rights-of-way or streets.*

**Responsible for Mitigation Measure
Implementation and Compliance:**

Owner/Applicant/Developer

Entity Responsible for Ensuring Compliance:

City of Sacramento Planning & Building
Department, Site Conditions Monitoring

WATER

Mitigation Measure 5: *The owner/applicant/agent will be required to pay a special benefit assessment fees and CIEF fees based on the proposed land use and building intensity.*

Mitigation Measure 6: *The applicant shall provide a copy of the previously required Drainage Agreement for stormwater discharge at the time of plan submittal for building permits. Construction of the drainage facilities shall be commenced prior to issuance of a building permit. Construction of required drainage facilities shall be completed prior to issuance of a certificate of occupancy for any building on the site.*

Responsible for Mitigation Measure Implementation and Compliance:

Owner/Applicant/Developer

Entity Responsible for Ensuring Compliance:

City of Sacramento Planning & Building Department, Site Conditions Monitoring

BIOLOGICAL RESOURCES

Mitigation Measure 7: *For previously disturbed lands where the applicable mitigation fees were paid to the Natomas Basin Conservancy prior to 8/16/00 and a grading permit obtained, no additional mitigation shall be required for impacts to biological resources. For all other lands within the Project, the following measure shall apply in order to mitigate for potential impacts to the special status animals studied in the 1986 NNCP EIR and the NNCP SEIR:*

Prior to issuance of a grading permit, the applicant shall satisfy one of the following:

- (1) *If legally permissible under the NBHCP Litigation Settlement Agreement, as such Agreement may be amended, revised, extended, or modified, the applicant shall pay all required HCP fees under the Settlement Agreement, and otherwise observe all requirements of the Settlement Agreement and associated documents.*
- (2) *If a revised NBHCP has been adopted by all required agencies, applicant will obtain coverage under the City's ITP and/or Section 2081 Management Authorization by entering into a Development Agreement with the City, by paying all required HCP fees and complying with all requirements of the NBHCP.*
- (3) *If a revised NBHCP is not in place, the applicant shall obtain and provide evidence to the City of a project specific ITP and/or Section 2081 Management Authorization from the California Department of Fish and Game and the U.S. Fish and Wildlife Service as necessary for the Covered Species.*

Mitigation Measure 8: *Immediately prior grading or building permit issuance, or the initiation of grading or other earth disturbing activities, the owner/applicant/agent shall hire a qualified biologist to perform a pre-construction survey of the site to determine if any burrowing owls are found using the site for nesting or foraging. If any nest sites are found, the Department of Fish and Game shall be contacted regarding possible suitable mitigation measures. These measures may include the*

provision of a buffer (typically 300 foot minimum) from the nest site during the breeding season (March 15-August 31), or a relocation effort for the burrowing owls. The survey shall be submitted to the City for review and approval prior to any permit issuance.

If the survey reveals the presence of burrowing owls on the project site, it will be the responsibility of the owner/applicant/agent to prepare a plan for relocation of the burrowing owls to a suitable site. At a minimum, the plan must include the following:

- a) The location of the birds (and nests) proposed to be relocated;
- b) The location of the proposed relocation site;
- c) The number of birds involved and when during the year relocation is proposed to take place;
- d) The name and credentials of the biologist who would be retained by the applicant to move the birds (and nests);
- e) The method(s) proposed to catch and transport the birds (and nests) to the relocation site;
- f) A description of the preparation to be made at the relocation site where the birds (and nests) would be taken (e.g. enhancement of existing burrows, creation of artificial burrows, one-time or long term vegetation control, etc.), and,
- g) Efforts proposed to follow-up and/or monitor relocation.

Mitigation Measure 9: Short term construction mitigation measures shall be implemented during construction:

- A. The site(s) shall be graded such that the new topography makes a smooth transition to existing adjacent topography;
- B. Dust and soil erosion control measures shall be implemented during the construction phases of all projects. These measures are intended to minimize soil erosion and fugitive dust emissions. Measures to be implemented shall include:
 - a) Watering exposed soils;
 - b) Covering exposed soils with straw or other materials;
 - c) Adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways;
 - d) Covering trucks containing loose and dry soil; and,
 - e) Providing interim drainage measures during the construction period in accordance with the required RWQCB SWPP plans and City of Sacramento erosion control plans.
- C. In non-pavement areas, any vegetation covered or removed during grading or construction (including slope protection) shall be replanted following the construction activities at the direction of the Department of Utilities.

Responsible for Mitigation Measure
Implementation and Compliance:

Owner/Applicant/Developer

Entity Responsible for Ensuring Compliance: City of Sacramento Planning & Building Department, Site Conditions Monitoring

NOISE

Mitigation Measure 10: The implementation and construction of the proposed project shall be in accordance with standard construction practices in conformance with all state and local building codes.

Mitigation Measure 11: Design and construct any mechanical ventilation equipment to provide adequate air exchange with windows and doors in the closed position.

Mitigation Measure 12: Windows and sliding glass doors are mounted in low air infiltration rate frames (0.5 cfm or less; per ANSI specifications).

Mitigation Measure 13: Exterior doors are solid core with perimeter weather-stripping and threshold seals.

Mitigation Measure 14: Exterior walls consist of stucco or brick veneer. Wood siding with a ½" minimum thickness fiberboard ("soundboard") underlayer may also be used.

Mitigation Measure 15: Windows shall have a Sound Transmission Classification (STC) rating of at least 30 for buildings 1-4 and 11-14. Windows should have a Sound Transmission Classification (STC) rating of at least 35 for buildings 5-6, 9-10, 15-18, and 21-25.

Mitigation Measure 16: Roof or attic vents facing noise sources of concern should be boxed, or provided with baffling.

Responsible for Mitigation Measure Implementation and Compliance: Owner/Applicant/Developer

Entity Responsible for Ensuring Compliance: City of Sacramento Planning & Building Department, Site Conditions Monitoring

HAZARDS

Mitigation Measure 17: The applicant shall participate in the Mosquito Abatement Control Program Assessment District to be established by the Sacramento Yolo Mosquito Abatement District in order to provide urban standards of mosquito control in the project area.

Responsible for Mitigation Measure Implementation and Compliance: Owner/Applicant/Developer

Entity Responsible for Ensuring Compliance: City of Sacramento Planning & Building Department, Site Conditions Monitoring

CULTURAL RESOURCES

Mitigation Measure 18: The applicant shall hire a qualified archaeologist to be present on site

during the trenching for the foundation and utility services in order to determine if any bone, shell or artifacts are uncovered. Work on the site will cease immediately. The 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. The applicant shall have the archaeologist produce a letter stating that they were on site during initial construction activities and the result of their observations at the site.

Mitigation Measure 19: Prior to issuing any building permit, the applicant shall present a contract indicating the archaeologist who will be on site during the initial trenching activities.

**Responsible for Mitigation Measure
Implementation and Compliance:**

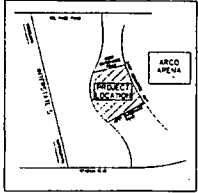
Owner/Applicant/Developer

Entity Responsible for Ensuring Compliance:

City of Sacramento Planning & Building
Department, Site Conditions Monitoring

Monitoring Program:

Compliance with required mitigation measure will be ensured prior to and concurrent with the periodic and required inspections during the project construction phase.

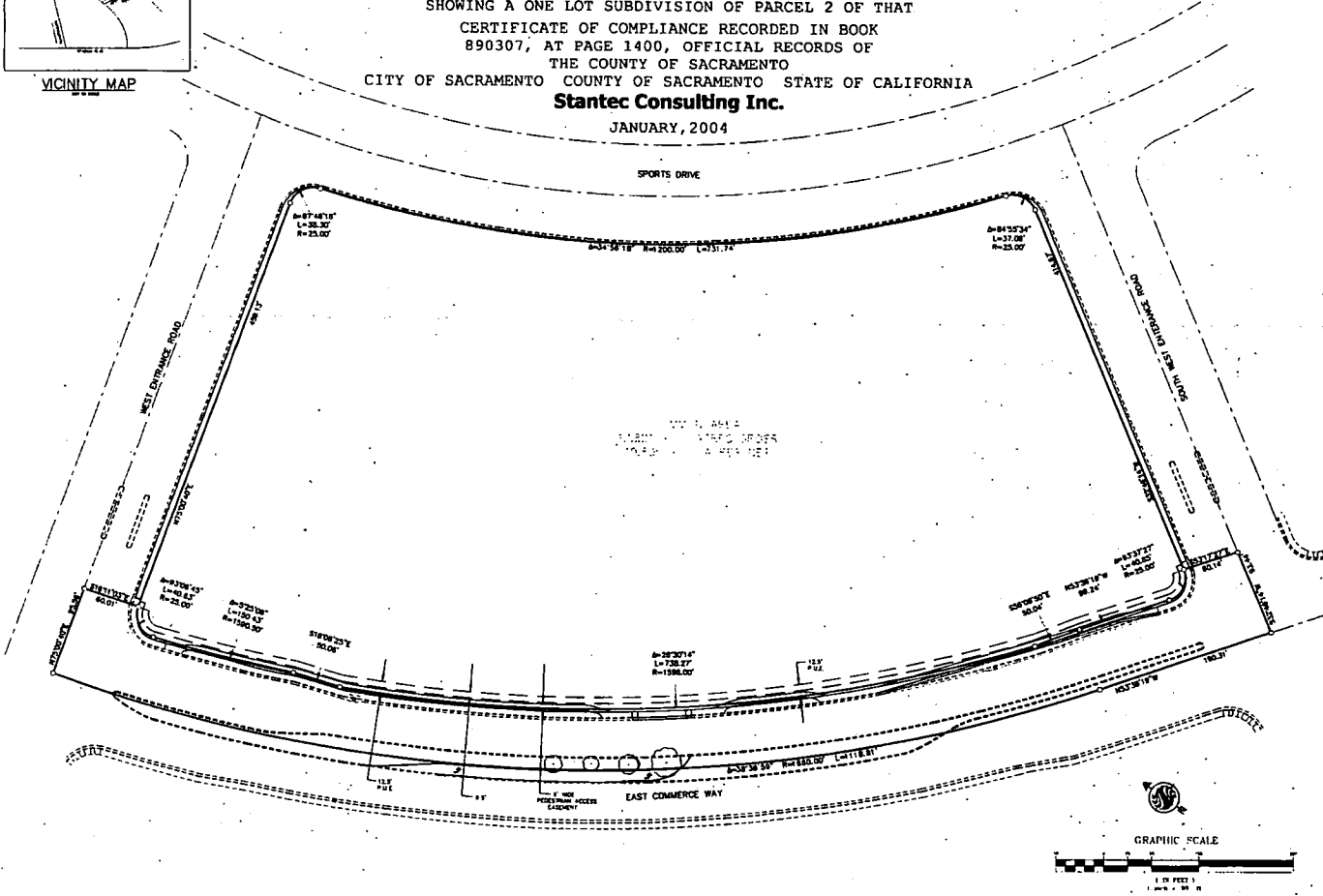


VICINITY MAP

TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES BELLA ROSE CONDOMINIUMS

SHOWING A ONE LOT SUBDIVISION OF PARCEL 2 OF THAT
CERTIFICATE OF COMPLIANCE RECORDED IN BOOK
890307, AT PAGE 1400, OFFICIAL RECORDS OF
THE COUNTY OF SACRAMENTO
CITY OF SACRAMENTO COUNTY OF SACRAMENTO STATE OF CALIFORNIA
Stantec Consulting Inc.

JANUARY, 2004



Stantec Consulting Inc.
2580 Venture Oaks Way
Sacramento, CA 95833-3288
Tel. 916.925.2550
Fax. 916.921.9274
www.stantec.com

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PROJECT DATA:

EXISTING ZONING: EC-40
PROPOSED ZONING: EC-40

BUILDINGS
1 BEDROOM 56 UNITS
2 BEDROOM 113 UNITS
3 BEDROOM 32 UNITS
TOTAL 201

PARKING
GARAGES 2
CARRIAGES 200
COPEN 218 SPACES
TOTAL 420 SPACES

RECORD OWNER: CELESTAR PROPERTIES RIV, LLC
1820 NORTH MAHER RD.
SPOKANE, WA 99216

DEVELOPER: ISLAND CONSTRUCTION COMPANY
1820 NORTH MAHER RD.
SPOKANE, WA 99216
CONTACT: MR. RICHARD REESE
PH: (509) 321-3208

ENGINEER: STANTEC CONSULTING
2580 VENTURE OAKS WAY
SACRAMENTO, CA 95833
CONTACT: MICHAEL R. DEQUINE, L.S.
JEFFY CONSALVEZ, A.S.L.C.
PH: (916) 569-2500

Revision	By	Date	Description

Prepared by: **ISLAND CONSTRUCTION COMPANY**

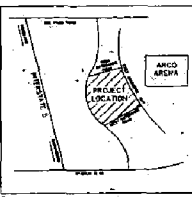
Title:
BELLA ROSE CONDOMINIUMS
SACRAMENTO, CA.
Project No.: _____ **Scale:** 1" = 50'
Drawing No.: _____ **Sheet:** _____ **Revision:** _____

P03-162
Received 12/31/03

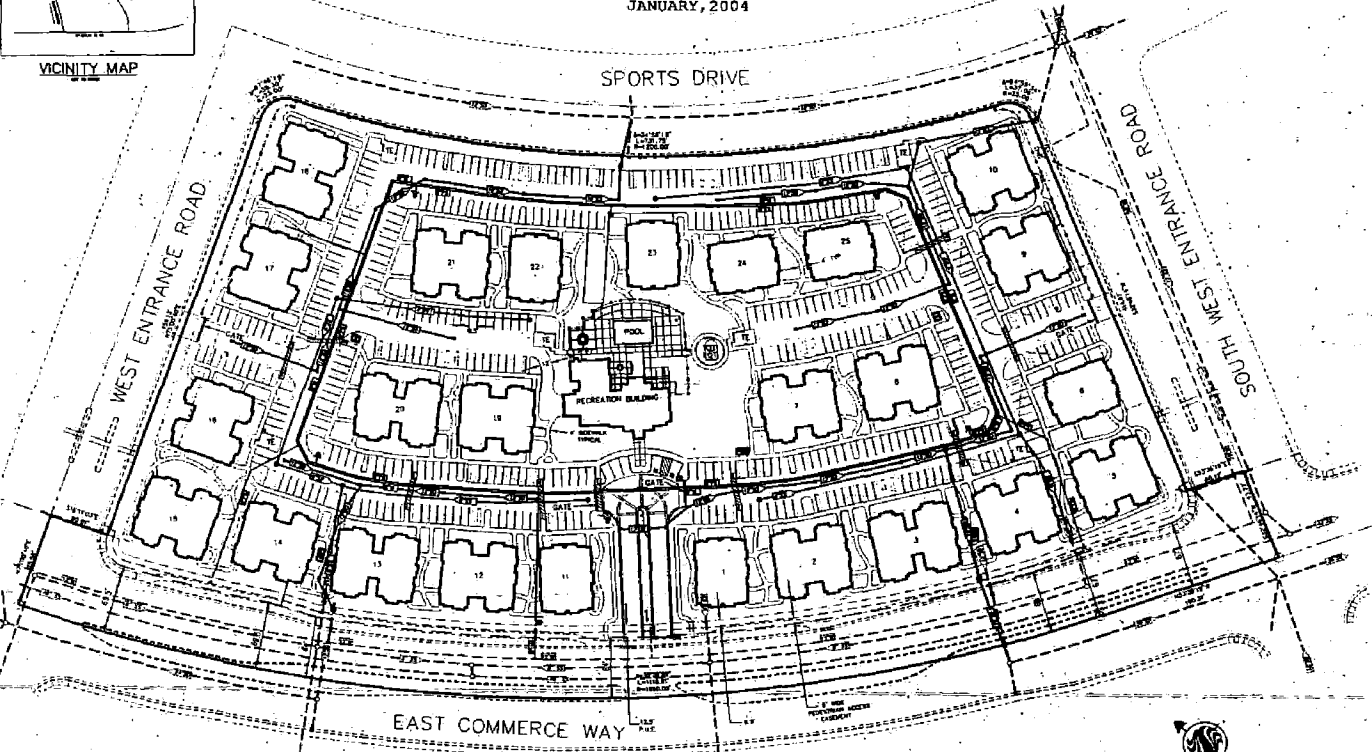
ITEM #7
 P03-162
 April 22, 2004
 Exhibit 2B Tentative Subdivision Map
 #7
 PAGE 44

TENTATIVE SITE PLAN FOR BELLA ROSE CONDOMINIUMS

Stantec Consulting Inc.
JANUARY, 2004



VICINITY MAP



NOTE:
SETBACKS AND ORIENTATION RULES SHALL BE REVIEWED BY THE CITY OF SACRAMENTO ON A CASE-BY-CASE BASIS PER THE DEVELOPMENT GUIDELINES FOR AREA CORPORATE CENTER, SECTION B: SITE DESIGN CRITERIA, PART 1A, BUILDING SETBACKS AND ORIENTATION (REVISED JUNE 15, 1998).

- LEGEND**
- SD STORM DRAIN
 - FS FIRE SERVICE
 - WS WATER SERVICE
 - SS SANITARY SEWER
 - AS AIR SERVICE
 - HA HANDICAP ACCESS ROUTE
 - CA CANOPY
 - TE TRASH ENCLOSURE
 - FH FIRE HYDRANT
 - LL BIKE LOCKER
 - BR BIKE RACK



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PROJECT DATA:

EXISTING ZONING: EC-40
PROPOSED ZONING: EC-40

UNITS:

1 BEDROOM	58 UNITS
2 BEDROOM	112 UNITS
3 BEDROOM	32 UNITS
TOTAL	202

PARKING:

CARSPACES	2
CARPPOLES	200
OPEN	218 SPACES
TOTAL	420 SPACES

RECORD OWNER: OCEANSTAR PROPERTIES, INC., LLC
1820 NORTH HANCOCK RD.
SPOKANE, WA 99219

DEVELOPER: INLAND CONSTRUCTION COMPANY
1820 NORTH HANCOCK RD.
SPOKANE, WA 99219
CONTACT: MR. RICHARD REESE
PH: (509) 321-2200

OWNER: STANTEC CONSULTING
2200 WILKINS CREEK WAY
SACRAMENTO, CA 95833
CONTACT: MICHAEL R. DEGUINE, L.S.
JERRY DONALDSON, A.S.L.A.
PH: (916) 588-2200

Revision	Date	By	Check

INLAND CONSTRUCTION COMPANY

**BELLA ROSE CONDOMINIUMS
SACRAMENTO, CA**

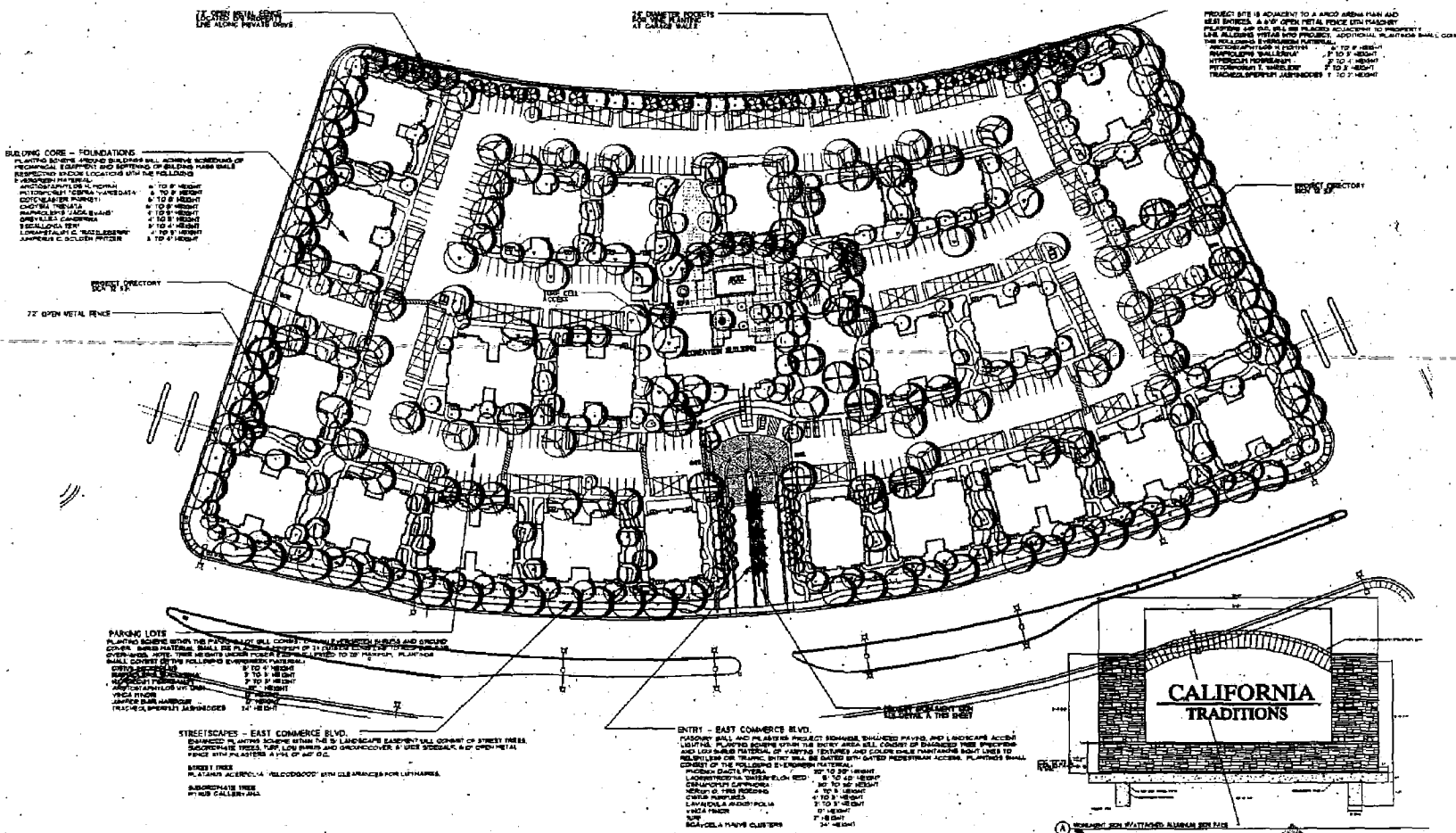
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P03-162
Received 12/31/03

P03-162
 Received 12/31/03

ITEM #7
 P03-162

April 22, 2004
 Exhibit 2D Landscaping Plan



CALIFORNIA TRADITIONS APARTMENTS
 SACRAMENTO, CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

LAND ARCHITECTURE
 Kelly Fabrega, Inc.
 1000 J Street, Sacramento, CA 95811
 916 442-2881 FAX 916 442-2882

NORTH SCALE 1"=20'
 PL1 DATE 11/01/03

PAGE 46
 #7



BELLA ROSE
Inland Construction

Issue Date:	
Author:	
Checked:	
Scale:	1/4" = 1'-0"
Job Number:	10-01
Drawn By:	JW
Case No.:	

NOTES

ARCHITECTURAL KEY NOTES

- 1 FINN FINISH AS INDICATED HEIGHT A.F.T.
- 2 EXTERIOR FINISH - REFER TO ELEVATION FOR HEIGHT
- 3 2" x 2" AT 4" O.C.
- 4 A.P.
- 5 SOLID FIBER PANEL
- 6 ALUMINUM SHIELD AND BRASS HILL
- 7 FINISH CLASSIFICATION PER FINISHERS FOR FINISHING CODE
- 8 ALUMINUM SHIELD AND BRASS HILL PER 7-1000
- 9 ALL CEILING FLOOR LIGHTS SHALL HAVE LEAD-ABSORBING

FURNITURE KEY NOTES

NOTE: VERIFY FITURE AND APPLIANCE DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS

- 10 DOUBLE DOOR WITH SWEEP
- 11 3/4" x 1/2" OAK BAZZ COVER WITH 2" x 1/2" x 1/2" WOODWORK
- 12 REFRIGERATION - PROVIDE 30" x 12" CLEAR SPACING
- 13 LAVATORY WITH SILENT DRAIN TRAY
- 14 SINKER CLOSURE
- 15 FURNITURE DIMENSIONS INDICATED
- 16 12" x 12" x 1/2" OAK
- 17 24" x 12" OAK
- 18 WOOD CABINET
- 19 24" TUBS WITH
- 20 24" TUBS WITH
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- 100 24" TUBS WITH

INTERIOR FINISH SCHEDULE

- 100 1/2" x 1/2" x 1/2" OAK
- 101 1/2" x 1/2" x 1/2" OAK
- 102 1/2" x 1/2" x 1/2" OAK
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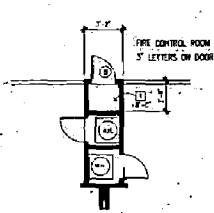
LEGEND

ARCHITECTURAL SYMBOLS

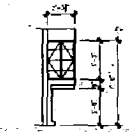
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- 100 1/2" x 1/2" WALL

FIRE NOTES

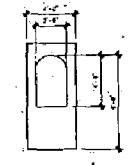
- 1 FIRE EXTINGUISHERS SHALL BE LOCATED WITHIN 10 FEET MAXIMUM DISTANCE FROM ALL AREAS OF THE BUILDING AND SHALL PROTECT A MAXIMUM OF 3000 SQUARE FEET
- 2 FIRE EXTINGUISHERS SHALL BE LOCATED IN EACH OF SEVERAL AREAS WITHIN APPROVED SEPARATE CORNERS. THESE CLASSIFICATION SYMBOLS SHALL BE PROVIDED WITH AN APPROVED NUMBER AS WELL AS OTHER SYMBOLS SUBJECT TO CALIFORNIA FIRE EXTINGUISHER CODE. THE EXTINGUISHERS SHALL BE MOUNTED AT A HEIGHT BETWEEN 36" TO 48" FROM THE FLOOR.
- 3 FIRE EXTINGUISHERS SHALL HAVE A SERVICE TAG ATTACHED TO SHOW WHICH PROVIDER HAS PROVIDED AND SERVICED BY A LICENSED FIRE EXTINGUISHER CORP. EXTINGUISHERS SHALL BE SERVICED ANNUALLY AS REQUIRED BY CALIFORNIA STATE FIRE MARSHAL STANDARDS.



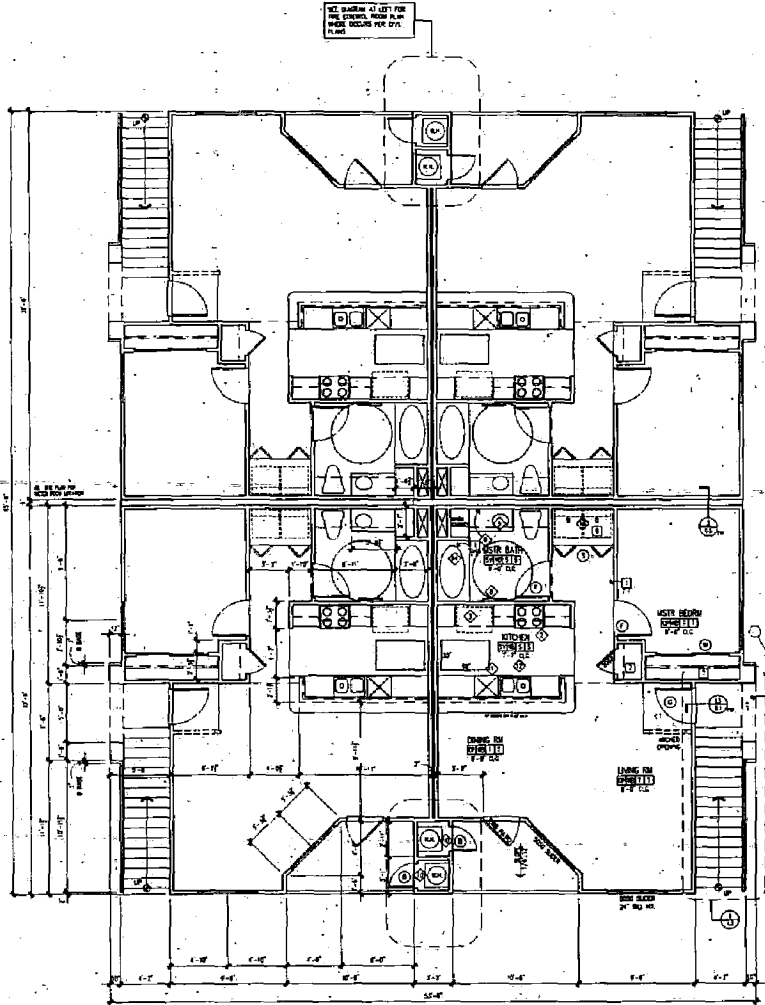
FIRE CONTROL ROOM
DOORS ON ONE SIDE OF THE BLDG ONLY, REFER TO DWG. FOR EXACT LOCATION



LINEN CABINET
18" x 12" DEEP



ENTRY ARCH
18" x 12" DEEP



SECOND FLOOR BUILDING PLAN UNIT 1
SCALE: 1/4" = 1'-0"

P03-162
Received 12/31/03

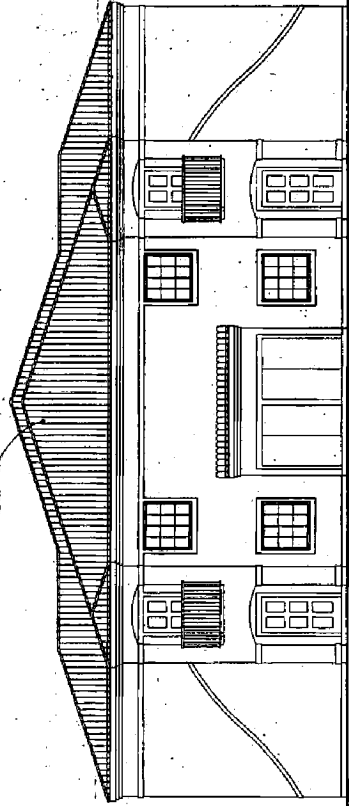
1A.2

Exhibit 2P Side & Front Elevation Unit 2

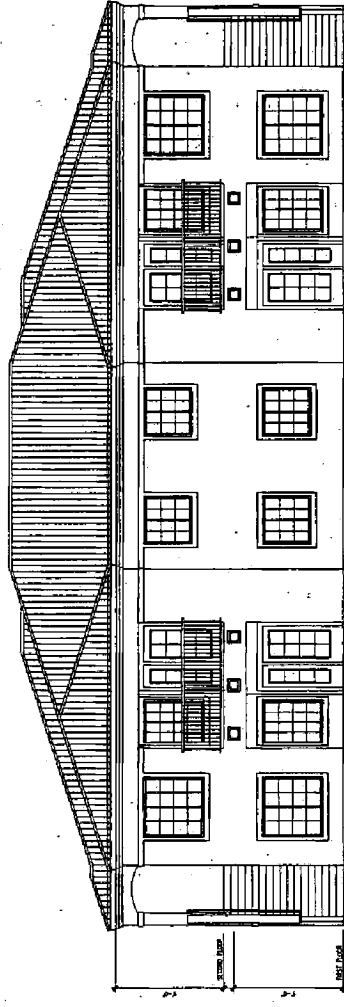


BELLA ROSE
Inland Construction

Project Name	
Project No.	
Client	
Architect	
Scale	1/8" = 1'-0"
Date	4/22/04
Drawn By	
Checked By	
Scale	1/8" = 1'-0"
Sheet No.	2A.5



SIDE ELEVATION - UNIT 2



FRONT ELEVATION - UNIT 2

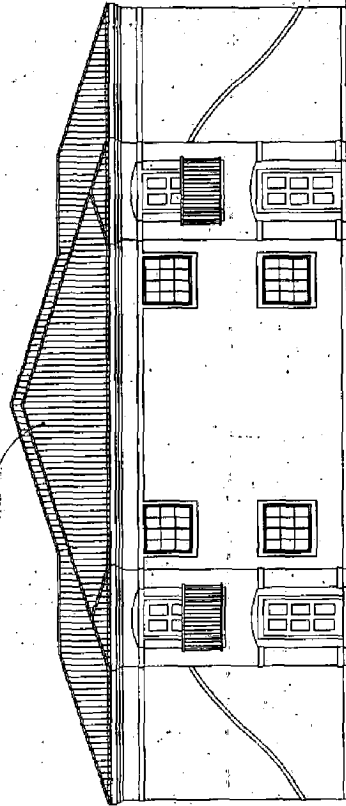
P03-162
Received 12/31/03



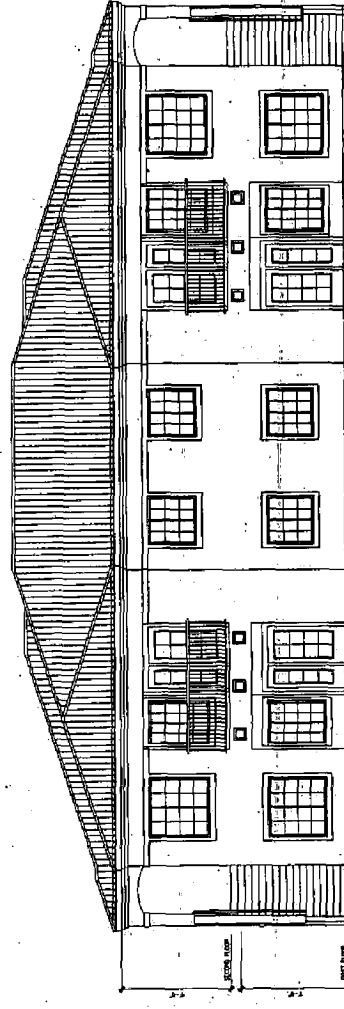
BELLA ROSE
Inland Construction

Scale	1/8" = 1'-0"
Sheet No.	2A.6
Project No.	P03-162
Unit No.	UNIT 2
Client	
Architect	
Engineer	
Contractor	
Interior Designer	
Other	

2A.6



SIDE ELEVATION - UNIT 2
SCALE: 1/8" = 1'-0"



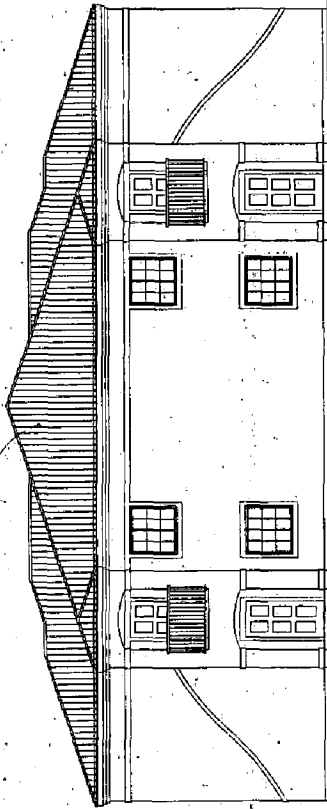
REAR ELEVATION - UNIT 2
SCALE: 1/8" = 1'-0"

P03-162
Received 12/31/03

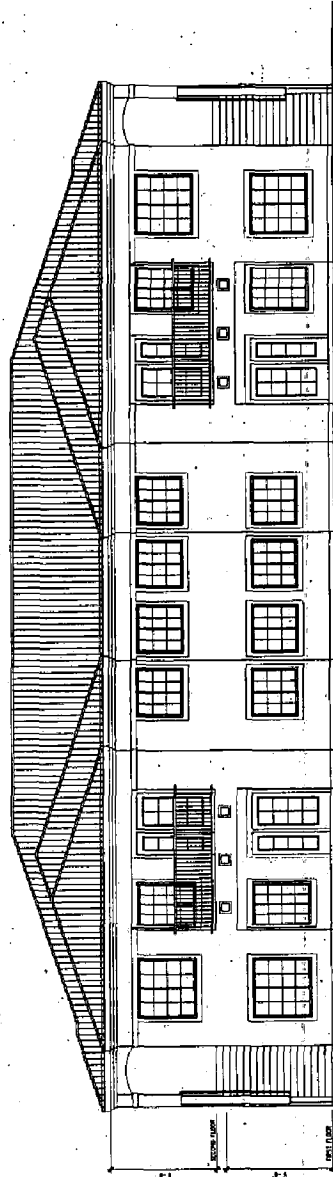


BELLA ROSE
Inland Construction

Project Name	
Project No.	
Scale	
Author	
Checker	
Date	
Sheet No.	3A.6



SIDE ELEVATION - UNIT 3
SCALE: 1/4" = 1'-0"



REAR ELEVATION - UNIT 3
SCALE: 1/4" = 1'-0"

P03-162
Received 12/31/03

ITEM #7
P03-162

April 22, 2004
Exhibit 2V Clubhouse Front & Rear Elevation

PAGE 62
#7



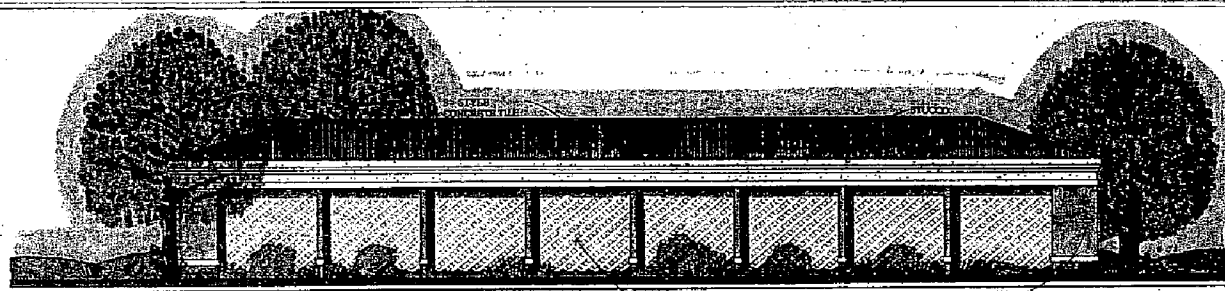
BELLA ROSE
Interior Construction

Scale	1/8" = 1'-0"		
Notes			
Revisions			
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3	12/10/03	WJL	REVISED
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220	1/10/22	WJL	REVISED
221	2/10/22	WJL	REVISED
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224	5/10/22	WJL	REVISED
225	6/10/22	WJL	REVISED
226	7/10/22	WJL	REVISED
227	8/10/22	WJL	REVISED
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309	6/10/29	WJL	REVISED
310	7/10/29	WJL	REVISED

ITEM # 7
P03-162

April 22, 2004
Exhibit 2 X Carport Design

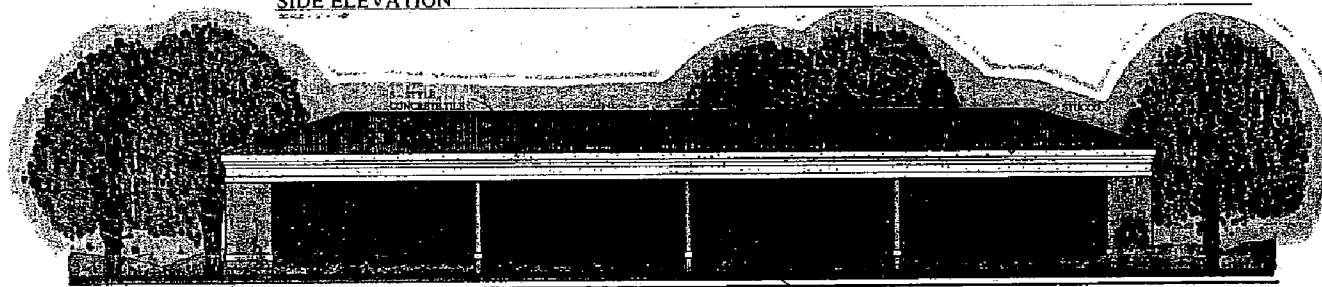
PAGE 64
#7



BACK ELEVATION - CARPORT / STORAGE



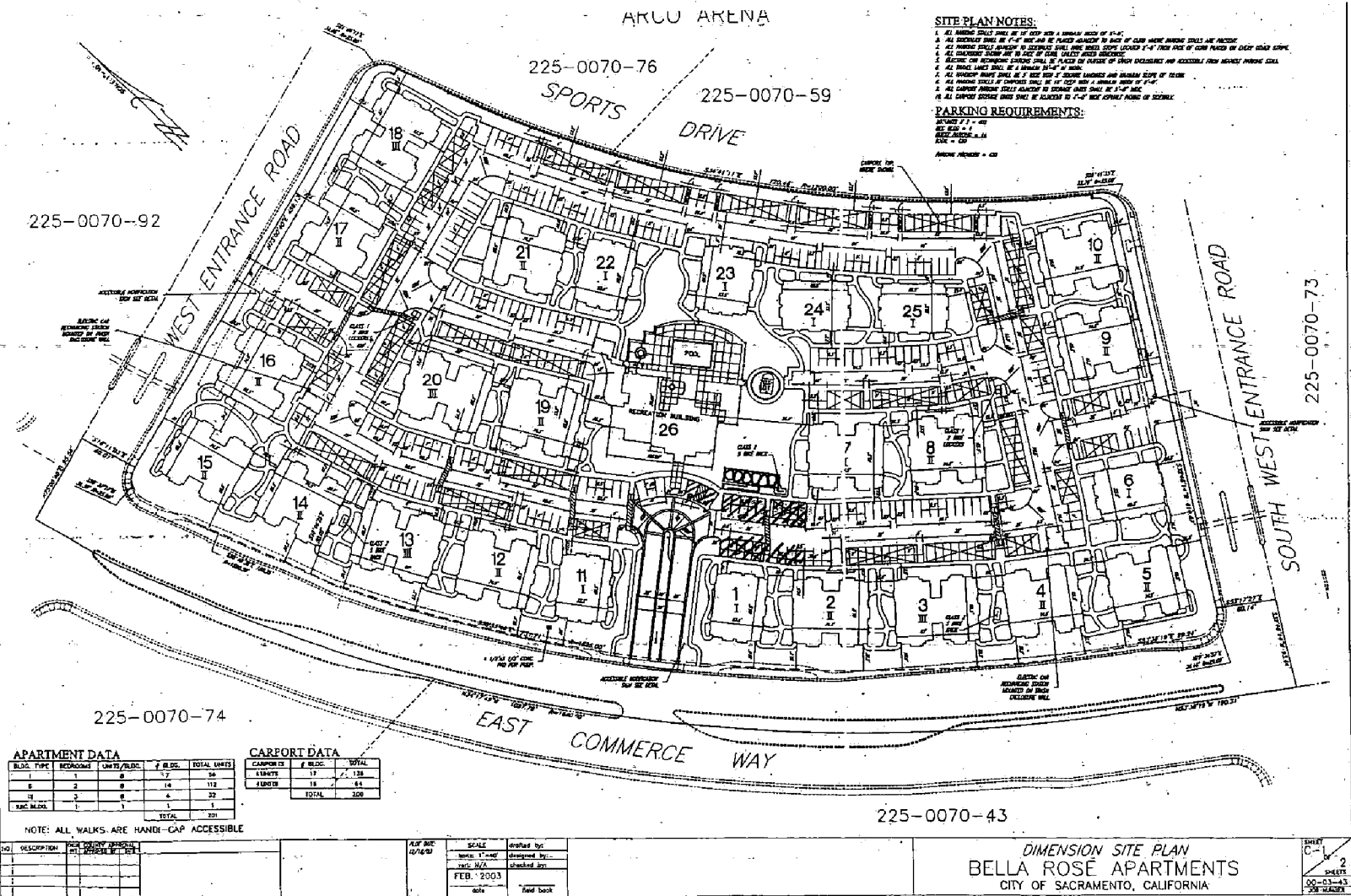
SIDE ELEVATION



FRONT ELEVATION

BELLA ROSE CONDOMINIUM

P03-162
Received 12/31/03



SITE PLAN NOTES:

1. ALL BUILDING STILLS SHALL BE 1/4" HIGH WITH A MINIMUM WIDTH OF 1/4" X 1/4".
2. ALL BUILDING STILLS SHALL BE 1/4" HIGH AND BE PLACED ALONG THE FACE OF CURB WHERE BUILDING STILLS ARE NEEDED.
3. ALL BUILDING STILLS ALONG IN DRIVEWAYS SHALL BE 1/4" HIGH STILLS LOCATED 2'-4" FROM FACE OF CURB PLACED ON DEEP ROAD CURVE.
4. ALL BUILDING STILLS ARE TO BE IN THE DRIVEWAY CROSS SECTION.
5. SIGNAGE ON RETAINING WALLS SHALL BE PLACED ON CURVE OF DRIVE EXCEPT FOR ACCESSIBLE FROM MARKET PARKING SHALL.
6. ALL BUILDING STILLS SHALL BE 1/4" HIGH WITH A MINIMUM WIDTH OF 1/4" X 1/4".
7. ALL BUILDING STILLS SHALL BE 1/4" HIGH WITH A MINIMUM WIDTH OF 1/4" X 1/4".
8. ALL BUILDING STILLS ALONG IN DRIVEWAYS SHALL BE 1/4" HIGH WITH A MINIMUM WIDTH OF 1/4" X 1/4".
9. ALL BUILDING STILLS ALONG IN DRIVEWAYS SHALL BE 1/4" HIGH WITH A MINIMUM WIDTH OF 1/4" X 1/4".
10. ALL BUILDING STILLS ALONG IN DRIVEWAYS SHALL BE 1/4" HIGH WITH A MINIMUM WIDTH OF 1/4" X 1/4".

PARKING REQUIREMENTS:

APARTMENT: 100
OFFICE: 10
TOTAL: 110
SCALE: 1/8" = 1'-0"

APARTMENT DATA

BLOCK	TYP	RENTAL	UNIT/BLDG	# BLDG	TOTAL UNITS
I	1	8	7	1	56
II	2	8	14	1	112
III	2	8	4	1	32
IV	2	8	1	1	8
TOTAL					208

CARPORIT DATA

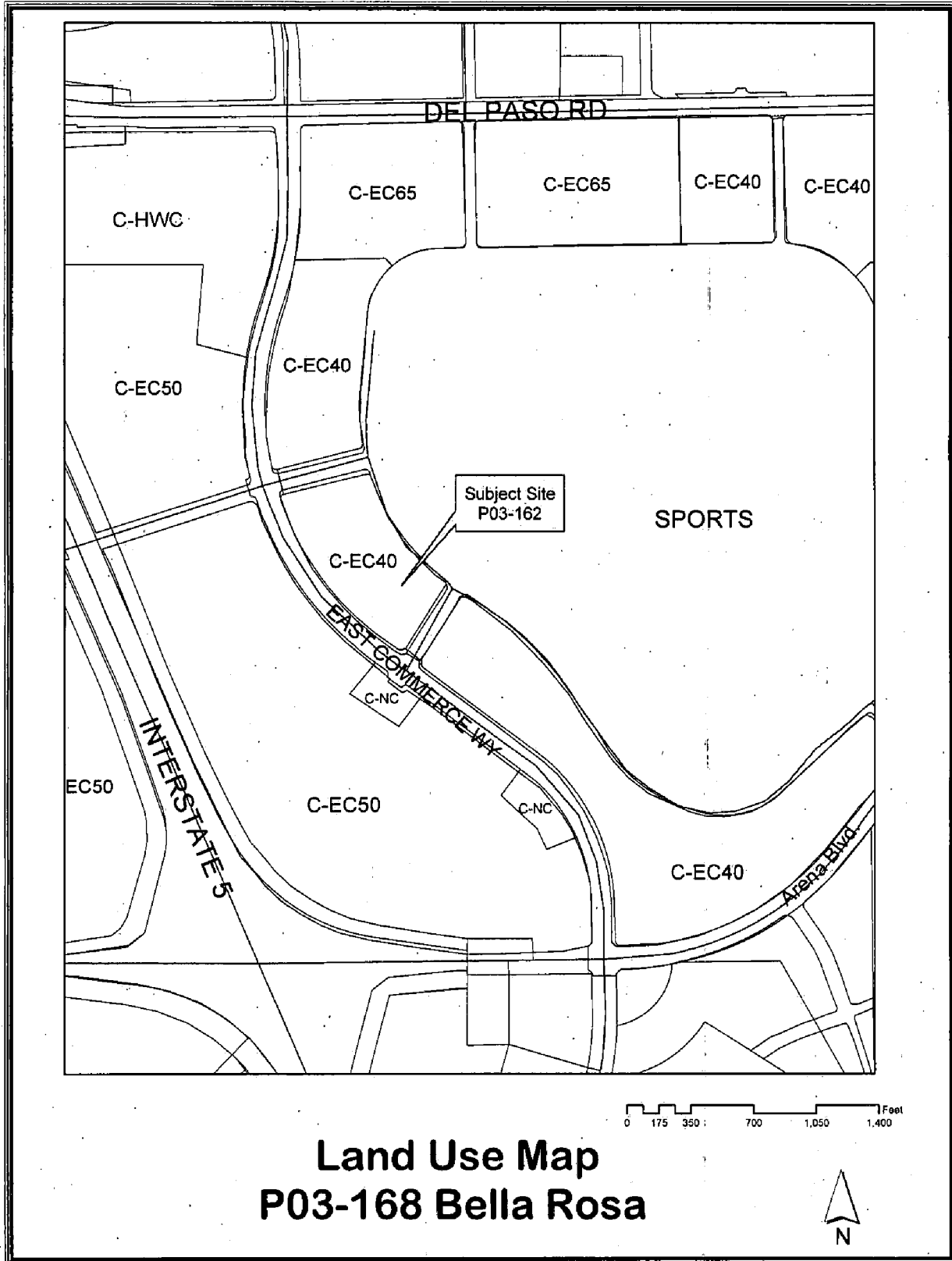
CARPORIT	# BLDG	TOTAL
STAIRS	17	136
ELEVATOR	18	84
TOTAL		220

NOTE: ALL WALKS ARE HANDICAP ACCESSIBLE

NO.	DESCRIPTION	DATE	BY	SCALE	DRAWN BY	CHECKED BY

DIMENSION SITE PLAN
BELLA ROSE APARTMENTS
CITY OF SACRAMENTO, CALIFORNIA

XXXX = Sales Trailer
//// = Parking



**Land Use Map
P03-168 Bella Rosa**



DEPARTMENT OF
PLANNING AND BUILDING

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING DIVISION
916-264-5381
FAX 916-264-5328

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:

P00-118 Arena Corporate Center Schematic Plan Amendment located on 12.82± undeveloped gross acres in the Employment Center Planned Unit Development (EC-40 PUD) zone,

Special Permit to develop 200 residential units located in the Arena Corporate Center Planned Unit Development, and,

Special Permit to exceed the allowable 25% residential use within the Arena Corporate Center Planned Unit Development lying within the specific area delineated being bounded by the East Drain, I-5, Del Paso Road and Arena Boulevard

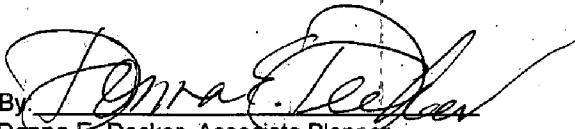
Special Permit to establish gates at the private vehicular entrances

The City of Sacramento, Department of Planning and Building, has reviewed the proposed project and has determined that the project, with mitigation measures, as identified in the attached Initial Study, will not have a significant effect on the environment. 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, Title 63.

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

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

By 
Donna E. Decker, Associate Planner

attachment

**CITY OF SACRAMENTO
PLANNING & BUILDING DEPARTMENT
PLANNING DIVISION**

**NEGATIVE DECLARATION AND
INITIAL STUDY**

This Negative Declaration and Initial Study has been required and prepared by the Planning and Building Department, Planning Division, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to Title 14, Section 15070 and Section 15063 of the California Environmental Quality Act Guidelines, respectively, and the Sacramento Local Environmental Regulation (Resolution 91-892) adopted by the City of Sacramento.

This document is organized into the following sections:

- SECTION I** - PROJECT INFORMATION
- SECTION II** - PROJECT DESCRIPTION
- SECTION III** - ENVIRONMENTAL DOCUMENT BACKGROUND
- SECTION IV** - PROJECT CONSISTENCY WITH TIERING DOCUMENTS
- SECTION V** - ENVIRONMENTAL CHECKLIST
- SECTION VI** - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED
- SECTION VII** - DETERMINATION

I. PROJECT INFORMATION

1. File Number/Project Name: P00-118
California Traditions Apartments
2. Project Location/APN: East Commerce Parkway between Del Paso Road
and Arena Boulevard
APN: 225-0070-057
3. Applicant's Name: Pacific Teal Development (Terry Teeple)
Address, Phone Number: 22672 Lambert Street, Ste 616
Lake Forest, CA 92630
(949) 586-2066
4. Project Planner's Name and Phone Number: Donna Decker
(916) 264-5698
5. Date Environmental Checklist Completed: January 29, 2002

The City of Sacramento is the lead agency for the preparation of this Negative Declaration for California Traditions Apartments. The project consists of multiple entitlements to modify the

existing Schematic Plan and obtain Special Permits to allow a multi-family residential development.

The City has determined that a Negative Declaration is the appropriate environmental document for the proposed project. The environmental impacts from the proposed project can be mitigated to a less-than-significant impact. This is based on the evaluation of the initial study confirming that the project could not be exempted and required a Negative Declaration.

II PROJECT DESCRIPTION

Project Location

The subject property consists of 12.82+ undeveloped gross acres (10.85+ net acres) and is located within the North Natomas Community Plan (NNCP) area. The assessors parcel number is 225-0070-057. The site is Development Site I of the Arena Corporate Center Planned Unit Development bounded by the extension of Road "A" to the north (private, connector road), Sports Boulevard to the east, Arena Entrance Road to the south, and East Commerce Parkway to the West. (Refer to Figure 1).

Statement of Applicant's Objectives

The applicant requests an amendment to the Arena Corporate Center Schematic Plan, a Special Permit to develop a 200 unit multi-family residential development in the Arena Corporate Center Planned Unit Development, and a Special Permit to exceed 25% allowable residential in the Arena Corporate Center Planned Unit Development, and a Special Permit to establish gates at the private vehicular entrances. The proposed development will exceed the allowable percentage for residential use within the Planned Unit Development. However, the site lies within an area delineated as being bounded by the East Drain, I-5, Del Paso Road and Arena Boulevard which allows 25% residential use overall and supersedes the 25% maximum allowable residential use in a Planned Unit Development if a proposed site is located within the described area and the appropriate findings can be made.

Land Use:

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

Zoning: Employment Center Planned Unit Development (EC-40)

General Plan: Mixed Use

North Natomas Community
Plan Designation: Employment Center: 40 employees

Entitlements

The entitlements requested with this application are:

Arena Corporate Center Schematic Plan Amendment located on 12.82± undeveloped gross acres in the Employment Center Planned Unit Development (EC-40 PUD) zone,

Special Permit to develop 200 residential units located in the Arena Corporate Center Planned Unit Development, and,

Special Permit to exceed the allowable 25% residential use within the Arena Corporate Center Planned Unit Development lying within the specific area delineated being bounded by the East Drain, I-5, Del Paso Road and Arena Boulevard

Special Permit to establish gates at the private vehicular entrances.

Project Characteristics:

Background Information

On May 13, 1986, the City Council of the City of Sacramento adopted the North Natomas Community Plan (Res. 86-348). The subject site lies within the NNCP area, and more particularly within the Arena Corporate Center Planned Unit Development area. The PUD area is largely the same area and shape bounded by the extension of Road "A" and Terracina Drive to the north (private, connector road), Sports Boulevard at the interior, East Commerce Parkway to the West, Arena Boulevard to the south and the East Drain to the East (Refer to Figure 2). The Land Use Plan indicated use designations as Manufacturing, Research and Development-50 (MRD-50 PUD), Manufacturing, Research and Development-20 (MRD-20 PUD) with a portion of the site reserved for civic uses at the east portion of the PUD.

On November 5, 1992, the City Council approved the Planning Principles and Composite Plan as the foundation for amending the NNCP providing new direction for the North Natomas Community. On May 3, 1994, the amended North Natomas Community Plan was adopted by the City Council (Res. 94-259).

On August 10, 1995, the Planning Commission approved multiple entitlements consisting of a Tentative Master Parcel Map subdividing six lots into 24 lots for employment center uses and recommended approval of a rezone and PUD designation for the Arena Corporate Center PUD. On August 29, 1995, the City Council approved the rezone and PUD designation and asked staff to return with the Development Agreement and completed exhibits. On September 28, 1995, the Planning Commission approved the Development Agreement and forwarded it to the Council for their action. On October 10, 1995, the City Council approved the Development Agreement.

On August 9, 2001, the Planning Commission approved the staff's recommendation related to the EC amendments, except mini-storage (M01-054). The amendment to the Employment Center

Zone and North Natomas Community Plan further define allowable residential uses within a Planned Unit development as well as modifying other described primary and non-primary uses allowed in the EC zone. The Planning Commission encouraged staff to have dialog with some of the other stakeholders who participated in the development of the North Natomas Community Plan. Per that direction, staff met with developers, community associations, and environmental representatives to further discuss the proposed amendments. On January 29, 2002, the City Council adopted the resolution and ordinance for the North Natomas Community Plan Amendment and the Zoning Code Amendment, respectively, including mini-storage uses as recommended by the Natomas Unit senior staff.

North Natomas is currently the only area within the City to have the Employment Center(EC) land use designation and zoning. The North Natomas Community Plan established the EC land use designation; the Zoning Ordinance established the EC zoning. The goals and policies defined at the time of the creation of the North Natomas Community Plan were articulated through the Zoning Ordinance, now Title 17 of the City Code, for the described uses.

The employment center zone is designed to provide land use flexibility which is able to have a mixture of primary, support and non-primary uses on the same site or multiple sites. There are three primary reasons for flexibility:

1. Retail to serve employees/employers and help reduce trips
2. Fine-grained mix of uses to promote living and working in close proximity
3. Intense uses near Light Rail Transit to promote use of transit

As development of North Natomas has progressed, a number of issues have arisen with regard to the land use regulations for the Employment Center designation and zone. These issues relate to the desire for increased flexibility and for more pedestrian oriented mixed uses related to the implementation of the North Natomas Community Plan goals & policies.

The amendments to the NNCP and Zoning Code now provide an entitlement process to allow a non-primary residential use to exceed the maximum allowable area of 25% within a PUD if it exists within the specific area delineated as being bounded by the East Drain, I-5, Del Paso Road and Arena Boulevard (Refer to Figure 2). This geographic area contains approximately 432 net acres. The Zoning Code and North Natomas Community Plan allow 25% of the defined area to be residential which equates to 107.9 net acres residential use. The proposed project in combination with existing multi-family residential development will total 35.5 net acres of residential development leaving a remainder of 72.4 acres available for residential use, providing the appropriate findings can be made.

Project Proposal

The applicant requests entitlements to develop the 10.85 net acre subject site with a 200 unit multi-family residential apartment complex(Figure 3). This project is the first multi-family residential development to implement the recent amendments described above. Exceeding the 25% residential limit requires the proposed project meet the existing North Natomas Community Plan 'factors' (pg. 22, NNCP) along with six additional findings.

The project consists of three building types as follows:

- Building Type 1 has eight one bedroom, one bath units with 772 square feet each
- Building Type 2 has eight two bedroom, two bath units with 1,039 square feet each
- Building Type 3 has eight three bedroom, two bath units with 1,168 square feet

All of the buildings are two story structures with first and second floor unit entries located on opposing sides of the structure. The complex will provide 64 one bedroom, one bath units, 104 two bedroom, two bath units and 32 three bedroom, two bath units. This project is a high density development and has 18.4 dwelling units per net acre.

III. ENVIRONMENTAL DOCUMENT BACKGROUND

The California Environmental Quality act (CEQA) allows an EIR or negative declaration to incorporate all or portions of another or previous document which is a matter of public record. If a previous document is referenced, the incorporated language is considered to be set forth in full as part of the text of the EIR or negative declaration. CEQA encourages the use of tiered environmental documents to reduce delays and excessive paperwork in the environmental review process. This streamlining is accomplished in tiered documents by eliminating repetitive analyses of issues that were adequately addressed in previous documents and by incorporating those analyses by reference. In accordance with CEQA (Sections 15150, 15152 and 15168(c)), this project relies on other project studies, reports and references as follows:

1. Sacramento General Plan Update Draft EIR (State Clearinghouse #86101310)
2. Land Use Planning Policy Within the 100-Year Flood plain EIR (State Clearinghouse #89071707)
3. 1986 North Natomas Community Plan Environmental Impact Report (86 NNCP EIR), (State Clearinghouse #84073010)
4. Supplement to the 1986 NNCP EIR for the 1994 North Natomas Community Plan (NNCP SEIR) (State Clearinghouse #93012011)
5. Mitigation Monitoring Plan for the 1994 North Natomas Community Plan
6. Transportation Evaluation of the North Natomas Composite Plan - September 18, 1992, Prepared for the City of Sacramento by Kittelson and Associates
7. Environmental Noise Analysis for California Traditions (December 18, 2000) prepared by Bollard & Brennan, Inc.
8. Arena Corporate Center Planned Unit Development Negative Declaration (P94-089)

The 1986 North Natomas Community Plan Environmental Impact Report ('86 NNCP EIR) and the 1994 North Natomas Community Plan Supplement to the 1986 North Natomas Community Plan Environmental Impact Report ('94 NNCP SEIR) are hereby incorporated by reference. These program documents are available for review during normal operating hours at the City of Sacramento Neighborhoods, Planning and Development Services Department at 1231 I Street, Room 300, Sacramento, California, 95814.

The '86 NNCP EIR and the '94 NNCP SEIR analyzed the overall effects of development of the North Natomas Community Plan area and identified measures to mitigate the significant adverse project and cumulative impacts associated with the development of the community plan area. The Negative Declaration prepared for the Arena Corporate Center Planned Unit development (P94-089) evaluated the rezone of the gross acreage from Manufacturing, Research and Development - 50 PUD (MRD -50 PUD) and Single Family Residential -PUD (R-1 PUD) to Employment Center 40 & 80 and a small amount of acreage devoted to Limited Commercial. The referenced Negative Declaration evaluated the land uses in relation to the property rezone and the North Natomas Community Plan land use designations.

Incorporation of the documents listed above by reference allows this Initial Study to rely on the previously prepared environmental analysis for: (a) discussion of general background and setting information for environmental topic areas (where appropriate, additional project-specific setting information is provided), (b) overall growth-related issues, (c) issues that were evaluated in sufficient detail in the '86 NNCP EIR, '94 NNCP SEIR, and the Negative Declaration for the Arena Corporate Center PUD for which there is no significant new information or change in circumstances that would require further analysis, and (d) long-term cumulative impacts. More specifically, the '86 NNCP EIR and the '94 NNCP SEIR are primarily relied on for evaluation of environmental issues related to the community plan. The Arena Corporate Center Planned Unit Development Negative Declaration is relied on for evaluation of PUD specific impacts. Thus, this Initial Study should be viewed in conjunction with the '86 NNCP EIR, '94 NNCP SEIR, the Negative Declaration for the Arena Corporate Center Planned Unit Development (P94-089).

Mitigation measures identified in the '86 NNCP EIR, the '94 NNCP SEIR, and the Arena Corporate Center PUD Negative Declaration(P94-089) that are applicable to the proposed project will be required to be implemented as part of the project. A Mitigation Monitoring Plan has been prepared identifying those measures applicable from former documents and incorporate any new measures necessary.

In addition, the proposed project is consistent with the Sacramento General Plan Update, and as such, is in accordance with Public Resources Code 21083.3(b):

"If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report."

Please see Section IV below for a discussion of project consistency with the General Plan and the North Natomas Community Plan.

This Initial Study only evaluates the project-specific impacts and any significant impacts associated with the implementation of the proposed project which were not previously evaluated in the '86

NNCP EIR, '94 NNCP SEIR, and the Arena Corporate Center Planned Unit Development Negative Declaration (P94-089).

IV. PROJECT CONSISTENCY WITH OTHER DOCUMENTS

Project Consistency:

Land Use Planning Policy Within the 100-Year Flood plain EIR

The Land Use Planning Policy Within the 100-Year flood plain EIR and Addendums I-III provides a comprehensive evaluation of the risks associated with permitting new development in flood prone areas of the City. For CEQA purposes, the EIR adopts the 100-year flood as the measuring event for identifying significant flood hazard impacts. On this basis, the EIR concludes that the Policy will result in significant impacts by increasing the number of people and the amount of property located within the 100-year Flood plain. The City Council has evaluated these impacts and has adopted Findings of Fact and a Statement of Overriding Considerations for the Policy. This initial study for the proposed project relies on the Land Use Planning Policy Within the 100-Year Flood plain EIR for a comprehensive analysis of:

- Land Use and Planning
- Water

Sacramento General Plan Update , North Natomas Community Plan EIR, and North Natomas Community Plan SEIR

The Sacramento General Plan Update Draft Environmental Impact Report (SGPU DEIR) Assesses the environmental impacts of build-out of the Sacramento General Plan Update. The City Council has evaluated these impacts and has adopted Findings of Fact and a Statement of Overriding Considerations for the General Plan Update. This initial study for the proposed project relies on the Sacramento General Plan Update DEIR for a comprehensive analysis of the following sections:

- Population and Housing
- Geology
- Hydrology and Water Quality
- Air Quality
- Transportation and Circulation
- Biological Resources
- Energy and Mineral Resources
- Hazards
- Noise
- Public Services
- Utilities and Service Systems
- Aesthetics
- Cultural Resources
- Recreation

The North Natomas Community Plan EIR (NNCP EIR), and North Natomas Community Plan SEIR (NNCP SEIR) evaluated the environmental effects of development within the North Natomas Community Plan area and the proposed project also relies upon the analysis contained therein.

This Initial Study should be viewed in conjunction with the SGPU DEIR, the NNCP EIR, and the NNCP SEIR as well as the additional studies and referenced materials listed under Section III, above. The purpose of this Initial Study is to evaluate any additional potential environmental impacts of the project not identified in the other documents.

The proposed entitlements to develop a 200 unit apartment complex is consistent with the General Plan and the recently amended NNCP and Zoning Code. As described above in Section II, *Project Characteristics*, the project will be consistent because the site lies within the specific geographic area and the appropriate findings for the project can be made.

The previous analysis reviewed the potential maximum of 25% residential use in any PUD with Employment Center zoning. The approved amendments allow an increase in residential if a site is located within a specific geographic area. The residential use at the subject site may be impacted by the surrounding uses in that the residents may be subject to greater noise levels than acceptable as well as potential increases in air quality impacts. The environmental analysis will concentrate on those issues to mitigate any impacts related to the site. Mitigation measures identified in the SGPU EIR, NNCP EIR, and the NNCP SEIR that apply to the proposed project will be required to be implemented as part of the project. Additionally, mitigation measures identified for the Arena Corporate Center PUD will be required to be implemented as part of the project.

V. ENVIRONMENTAL CHECKLIST

The Checklist Form provided below identifies the following impact categories for the Proposed Project: 1) potentially significant project impacts not fully addressed in prior EIR's/Negative Declarations that may not be mitigated by incorporation of Project-Specific Mitigation Measures; 2) potentially significant impacts not fully addressed in prior EIRs/Negative Declarations which could be mitigated to a less-than-significant level by incorporation of Project-Specific Mitigation Measures; 3) impacts which would be less-than-significant through implementation of Mitigation Measures adopted in prior EIRs/Negative Declarations; and 4) effects which would result in no new impacts not already addressed in prior EIRs/Negative Declarations.

This section also contains an explanation of all checklist answers and recommended Mitigation Measures, as appropriate.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Potentially Significant Unless Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-than-Significant Impact: Any impact that would not be considered under CEQA relative to existing standards.

The Negative Declaration for the Arena Corporate Center PUD (P94-089) evaluated the effects addressing the development of the PUD area, including the following: earth, air, water, plant and animal life, noise, light and glare, land use, natural resources, risk of upset, population and housing, transportation and circulation, public services, energy and utilities, human health, aesthetics, recreation, and cultural resources. New and updated information is available for the following environmental effects and is discussed below in each section:

- land use
- population and housing
- geology
- water
- air
- noise
- hazards
- cultural resources

Additional mitigation measures have been determined necessary to reduce impacts to a less than significant impact identified below: The following mitigations are in addition to the mitigation measures provided in the SGPU EIR, NNCP EIR, NNCP SEIR, and the Arena Corporate Center PUD Negative Declaration (P94-089), as applicable.

Mitigation Measures:

Geology

- 3a. *Provide a site specific geotechnical investigation which shall include a detailed analysis of surface and subsurface conditions for the construction of the project at the time plans are submitted to the Building Division for permits.*

Water

- 4a. *The owner/applicant/agent will be required to pay a special benefit assessment fees and CIEF fees based on the proposed land use and building intensity.*
- 4b. *The applicant shall provide a copy of the previously required Drainage Agreement for stormwater discharge at the time of plan submittal for building permits. Construction of the drainage facilities shall be commenced prior to issuance of a building permit. Construction of required drainage facilities shall be completed prior to issuance of a certificate of occupancy for any building on the site.*

Air

5a: *Submit an Air Quality Plan (Air Quality Mitigation Strategy) that shall have implementation measures to reduce the project impact ROG by 20% as a part of the project design which shall be approved by the Department of Public Works, Alternate Modes Coordinator prior to building permit issuance. Potential strategies may include but is not limited to the following:*

*Provide bicycle parking facilities,
Provide bike path connection to Class I and Class II bike lanes,
Provide pedestrian facilities and improvements such as overpasses, wider sidewalks, and clearly parked pathways between transit facilities and building entrances,
Provide bus stop improvements within 1/4-mile of stop,
Provide electric vehicle charging facilities,
Provide electric shuttle to transit stops, and
Providing or subsidizing public transit passes for employees.*

5b: *All grading plans shall provide the following notes on the plans (the City shall not approve any construction plans without them):*

- *Enclose, cover or water all soil piles twice daily;*
- *Water exposed soil with adequate frequency to keep soil moist at all times;*
- *Water all haul roads twice daily;*
- *Maintain at least two (2) feet of freeboard on trucks when hauling loads;*
- *Maintain construction equipment (stationary and mobile) in optimum running condition;*
- *Maintain construction equipment (stationary and mobile) in optimum running condition. Off-road diesel powered equipment shall not exceed 40% opacity. The owner of the equipment shall be prepared to present appropriate documentation to show the performance of construction equipment.*

5c: *Prior to approval, all construction plans will show that the construction contractor shall stabilize all construction entrances to the site pursuant to the Administrative and Technical Procedures Manual for Grading and Erosion and Sediment Control to reduce or eliminate the tracking of sediment onto public rights-of-way or streets.*

Biological Resources

7a: *For previously disturbed lands where the applicable mitigation fees were paid to the Natomas Basin Conservancy prior to 8/16/00 and a grading permit obtained, no additional mitigation shall be required for impacts to biological resources. For all other lands within the Project, the following measure shall apply in order to mitigate for potential impacts to the special status animals studied in the 1986 NNCP EIR and the NNCP SEIR:*

Prior to issuance of a grading permit, the applicant shall satisfy one of the following:

- (1) If legally permissible under the NBHCP Litigation Settlement Agreement, as such Agreement may be amended, revised, extended, or modified, the applicant shall pay all required HCP fees under the Settlement Agreement, and otherwise observe all requirements of the Settlement Agreement and associated documents.*
- (2) If a revised NBHCP has been adopted by all required agencies, applicant will obtain coverage under the City's ITP and/or Section 2081 Management Authorization by entering into a Development Agreement with the City, by paying all required HCP fees and complying with all requirements of the NBHCP.*
- (3) If a revised NBHCP is not in place, the applicant shall obtain and provide evidence to the City of a project specific ITP and/or Section 2081 Management Authorization from the California Department of Fish and Game and the U.S. Fish and Wildlife Service as necessary for the Covered Species.*

7b. Immediately prior grading or building permit issuance, or the initiation of grading or other earth disturbing activities, the owner/applicant/agent shall hire a qualified biologist to perform a pre-construction survey of the site to determine if any burrowing owls are found using the site for nesting or foraging. If any nest sites are found, the Department of Fish and Game shall be contacted regarding possible suitable mitigation measures. These measures may include the provision of a buffer (typically 300 foot minimum) from the nest site during the breeding season (March 15-August 31); or a relocation effort for the burrowing owls. The survey shall be submitted to the City for review and approval prior to any permit issuance.

If the survey reveals the presence of burrowing owls on the project site, it will be the responsibility of the owner/applicant/agent to prepare a plan for relocation of the burrowing owls to a suitable site. At a minimum, the plan must included the following:

- a. The location of the birds (and nests) proposed to be relocated;*
- b. The location of the proposed relocation site;*
- c. The number of birds involved and when during the year relocation is proposed to take place;*
- d. The name and credentials of the biologist who would be retained by the applicant to move the birds (and nests);*
- e. The method(s) proposed to catch and transport the birds (and nests) to the relocation site;*
- f. A description of the preparation to be made at the relocation site where the birds (and nests) would be taken (e.g. enhancement of existing burrows;*

creation of artificial burrows, one-time or long term vegetation control, etc.), and,

- g. Efforts proposed to follow-up and/or monitor relocation.

7c. Short term construction mitigation measures shall be implemented during construction:

- A. The site(s) shall be graded such that the new topography makes a smooth transition to existing adjacent topography;
- B. Dust and soil erosion control measures shall be implemented during the construction phases of all projects. These measures are intended to minimize soil erosion and fugitive dust emissions. Measures to be implemented shall include:
1. Watering exposed soils;
 2. Covering exposed soils with straw or other materials;
 3. Adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways;
 4. Covering trucks containing loose and dry soil; and,
 5. Providing interim drainage measures during the construction period in accordance with the required RWQCB SWPP plans and City of Sacramento erosion control plans.

7d. In non-pavement areas, any vegetation covered or removed during grading or construction (including slope protection) shall be replanted following the construction activities at the direction of the Department of Utilities.

Hazards

9a. The applicant shall participate in the Mosquito Abatement Control Program Assessment District to be established by the Sacramento Yolo Mosquito Abatement District in order to provide urban standards of mosquito control in the project area.

Noise

10a. Air conditioning or mechanical ventilation systems are installed so that windows and doors may remain closed.

10b. Windows and sliding glass doors are mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications).

10c. Exterior doors are solid core with perimeter weather-stripping and threshold seals.

10d. Exterior walls consist of stucco or brick veneer. Wood siding with a ½" minimum thickness fiberboard ("soundboard") underlayer may also be used.

10e. Windows should have a Sound Transmission Classification (STC) rating of at least 30 for buildings 1-4 and 11-14. Windows should have a Sound Transmission Classification (STC) rating of at least 35 for buildings 5-6, 9-10, 15-18, and 21-25.

10f. Roof or attic vents facing noise sources of concern should be boxed, or provided with baffling.

Cultural Resources

14a. The applicant shall hire a qualified archaeologist to be present on site during the trenching for the foundation and utility services in order to determine if any bone, shell or artifacts are uncovered. Work on the site will cease immediately. The 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. The applicant shall have the archaeologist produce a letter stating that they were on site during initial construction activities and the result of their observations at the site.

14b. Prior to issuing any building permit, the applicant shall present a contract indicating the archaeologist who will be on site during the initial trenching activities.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact
1. LAND USE AND PLANNING.			
<i>Would the proposal:</i>			
a. Conflict with general plan designation or zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be incompatible with existing land use in the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The proposed project site is designated in the Sacramento General Plan Update as Mixed Use. The 1994 North Natomas Community Plan (NNCP) designates the site Employment Center-40. The Employment Center is a mixed use designation intended for primary uses (e.g. office, high tech manufacturing, medical, education/vocational training) and non-primary uses (e.g. retail,

residential, and light industrial). As a result of the previous entitlements, the site was rezoned from Manufacturing, Research and Development 50 PUD (MRD-50 PUD), Manufacturing, Research and Development 20 PUD (MRD-20 PUD), and Standard Single Family PUD (R-1 PUD) to Employment Center Planned Unit Development (EC-40 PUD and EC-80 PUD), and Limited Commercial PUD (C-1 PUD) within the Arena Corporate Center Planned Unit Development. The subject site is zoned Employment Center (EC-40 PUD). The previous Negative Declaration evaluated the site for the uses allowed within the NNCP land use designations and zoning code. Without the amendments, the project could not go forward. As a result of the amendments, the project will be consistent with the General Plan, the North Natomas Community Plan and the Zoning Code. The proposed project will increase the acreage of multi-family residential to 35.5 ± acres in the Arena Corporate Center PUD which is approximately 29% as a combined total use.

The location of the subject site within the specific geographic area defined by Del Paso Rd, East Drain, Arena Blvd. and I-5 increases the total number of acres used for residential by adding the Alleghany Area 1-Fairfield Apartments in. The increase will be reflected as 35.45± total acres. The geographic area is comprised of 432± acres of which 25% may be multi-family residential use even if the PUD restriction is exceeded. This equates to a total of 8% residential use, well within the maximums allowed within the specified geographic area.

Answers to Checklist Questions

- a. The proposed project is compatible with the General Plan Designation of Mixed Use, and the recently amended North Natomas Community Plan and Zoning Code. The proposed project is consistent with the existing land use designations.
- b. The project will not conflict with applicable environmental plans or policies by agencies with jurisdiction over the project. The amendments of the North Natomas Community Plan and Zoning Code maintains policy considerations for the greater area and will not create inconsistencies with the proposed use of the site. Applicable findings can be made to allow the proposed development to move forward.
- c. The site is Development Site I of the Arena Corporate Center Planned Unit Development bounded by the extension of Road "A" to the north (private, connector road), Sports Boulevard to the east, Arena Entrance Road to the south, and East Commerce Parkway to the West. (Refer to Figure 1). The subject site is compatible with the existing surrounding land uses in that the multi-family residential will provide additional housing opportunities and create a mixed use environment with residential adjacencies to office and commercial uses.
- d. The proposed project does not affect agricultural uses or operations and there are currently no incompatible land uses which may be impacted. The proposed project will not be removing any agricultural lands available for farming operations.

- e. The proposed project does not disrupt or divide the physical arrangement of the surrounding community.

Mitigation Measures

Mitigation measures identified in the SGPU EIR, NNCP EIR, NNCP SEIR, and the Arena Corporate Center PUD Negative Declaration (P94-089) that apply to the proposed project will be required to be implemented as part of the project.

Findings

The proposed project would not result in impacts to land use and planning.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact
2. POPULATION AND HOUSING.			
<i>Would the proposal:</i>			
a. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The proposed project is a high density development which has a range of 11-29 du/na. The project density is 18.4 du/na. The allowance of the project to locate in the Arena Corporate Center PUD which will exceed the allowable 25% residential use will be offset by other PUD's not exercising the opportunity for residential uses in the PUD's. No net cumulative increase of population projections is identified. The '86 NNCP EIR and the '94 NNCP SEIR are primarily relied on for evaluation of environmental issues related to the community plan and for the analysis of the residential component and use within an EC zone. The project does not increase the housing above the designations nor does it decrease any available or potential employment opportunity.

The proposed project does, however, provide a residential use in close proximity to employment generating zones and increases the physical linkage of residential units to employment centers. The NNCP baseline numbers for anticipated residential units was approximately 30,168 units. During the rush of development activity in North Natomas, amendments to the NNCP have slightly diminished the number of available residential units by 1,831, more or less, thus the proposed

project helps carry the projected housing stock to attain the initial estimates; hence, there is no impact from this project.

Answers to Checklist Questions

- a. The project is not anticipated to effect regional or local population projections.
- b. The project is not directly or indirectly growth inducing. The site will utilize any existing improvements and no additional extensions of major infrastructure are needed for the site.
- c. This development will not displace or remove any existing housing. The subject site is undeveloped and will help provide additional maintain the anticipated housing stock.

Mitigation Measures

Mitigation measures identified in the SGPU EIR, NNCP EIR, NNCP SEIR, and the Arena Corporate Center PUD Negative Declaration (P94-089) that apply to the proposed project will be required to be implemented as part of the project.

Findings

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

<u>Issues</u>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact
3. GEOLOGY .			
<i>Would the proposal result in or expose people to potential impacts involving:</i>			
a. Fault rupture?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Seismic ground failure including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Seiche, tsunami, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Landslides or mudflows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|
| f. | Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. | Subsidence of the land? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. | Expansive soils? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. | Unique geologic or physical features? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

Refer to the discussion in the previous negative declaration under project number P94-089, Section 1, *Earth*. The discussion outlines the site in relation to regional locale, surface deposits, soils and impact analysis. This project will not impact the geology of the site any more than the previous discussion for the previous project. No new information is available for this item.

Answers to Checklist Questions

- a. No known faults or Alquist-Priolo special studies zones occur in or adjacent to the City of Sacramento and therefore no known hazard of surface rupture exists. However, movement may occur on presently unknown faults causing surface rupture.
- b. The project site is located near thirteen major faults occurring within a 100 kilometer radius of Sacramento (SGPU EIR T-6). The City of Sacramento is located between the low and moderate range of severity. New construction is subject to the California Building Code and the Uniform Building Code requirements to withstand seismic activity design Zone 3.
- c. Liquefaction may occur in low lying areas that are comprised of unconsolidated, saturated, clay-free sands and silts. The North Natomas area is considered to have a moderate to high liquefaction potential due to the presence of sands and silts below the water table. (SGPU EIR, T-11).
- d-e. The project site is not located in any areas of volcanic hazard, landslides, or mudflows.
- f. The existing site is undeveloped, has been graded and has existing off-site improvements all four sides of the parcel; East Commerce, north and south connector roads and Sports Boulevard.
- g-h. No significant subsidence has been reported within the City of Sacramento (T-13). There is no indication subsidence has been experienced within the project area. The project area is very flat having slopes from 1-5%.

Mitigation Measures

Mitigation measures identified in the SGPU EIR, NNCP EIR, NNCP SEIR, and the Arena Corporate Center PUD Negative Declaration (P94-089) that apply to the proposed project will be required to be implemented as part of the project and are as follows:

3a. Provide a site specific geotechnical investigation which shall include a detailed analysis of surface and subsurface conditions for the construction of the project at the time plans are submitted to the Building Division for permits.

Findings

The proposed project would not subject people or property to any additional geologic hazard.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact
4. WATER .			
<i>Would the proposal result in:</i>			
a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of people or property to water-related hazards such as flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Changes in currents, or the course or direction of water movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Altered direction or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|
| h. | Impacts to groundwater quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. | Substantial reduction in the amount of groundwater otherwise available for public water supplies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

The project is located in an area designated as Zone X. The Federal Emergency Management Agency (FEMA) designation defines the area as a 500 year flood plain and areas of 100 year flood with average depths of less than one foot and protected by levees from the 100 year flood. The proposed project will develop a portion of the project site with structures, paving and landscaping which will require on-site storm drainage systems to be designed to accommodate the increase in the velocity of water discharging from the site.

Answers to Checklist Questions

- a. The proposed development will change the absorption rates, drainage patterns, and the rate and amount of surface runoff. The site will be designed to provide adequate on-site infrastructure to meet the storm drainage requirements and will conform to the requirements of the Dept of Utilities.
- b. The project is designated by FEMA as Zone X. This site is not anticipated to expose people or property to the risk of flooding because storm drainage design and the existence of levees will likely protect existing and future residents from the risk of flooding.
- c. The storm water indirectly discharges into the Sacramento River. Infrastructure exists off-site which will be tied into to drain the site and no additional impacts to the existing storm drainage systems are anticipated.
- d-h. There will not likely be a significant change in the amount of surface water in any water body, will not change the currents, course or direction of existing water movements, will not change in the quantity of ground water by additions or withdrawals of the aquifer, will not modify the existing courses or direction of water movement, will not impact the groundwater quality and will not reduce the amount of groundwater resulting from this project, because the surrounding area is already developed with both residential and commercial uses having a designed and in-place infrastructure.

Mitigation Measures

Mitigation measures identified in the SGPU EIR, NNCP EIR, NNCP SEIR, and the Arena Corporate Center PUD Negative Declaration (P94-089) that apply to the proposed project will be required to be implemented as part of the project and are as follows:

- 4a. *The owner/applicant/agent will be required to pay a special benefit assessment fees and CIEF fees based on the proposed land use and building intensity.*

4b. The applicant shall provide a copy of the previously required Drainage Agreement for stormwater discharge at the time of plan submittal for building permits. Construction of the drainage facilities shall be commenced prior to issuance of a building permit. Construction of required drainage facilities shall be completed prior to issuance of a certificate of occupancy for any building on the site.

Findings

The proposed project would not subject people or property to additional hydrology impacts.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure sensitive receptors to pollutants?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Alter air movement, moisture, or temperature, or cause any change in climate?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Refer to the discussion in the previous negative declaration under project number P94-089, Section 2, *Air*. The discussion outlines the site in relation to regional locale, project related impacts, and air quality mitigation strategy. No new information is available for this item.

Answers to Checklist Questions

- a. The proposed project will not likely violate any air quality standard or contribute to an existing or projected air quality violation. The site lies within the jurisdiction of the Metropolitan Air Quality Management District(SMAQMD).
- b. No exposure of sensitive receptors to pollutants are likely to occur.
- c. The project will not significantly alter air movement, moisture, temperature, or cause any change in climate.

d. The project will not create objectionable odors.

Mitigation Measures

Mitigation measures identified in the SGPU EIR, NNCP EIR, NNCP SEIR, and the Arena Corporate Center PUD Negative Declaration (P94-089) that apply to the proposed project will be required to be implemented as part of the project and area as follows:

5a. *Submit an Air Quality Plan (Air Quality Mitigation Strategy) that shall have implementation measures to reduce the project impact ROG by 20% as a part of the project design which shall be approved by the Department of Public Works, Alternate Modes Coordinator prior to building permit issuance. Potential strategies may include but is not limited to the following:*

- Provide bicycle parking facilities,*
- Provide bike path connection to Class I and Class II bike lanes,*
- Provide pedestrian facilities and improvements such as overpasses, wider sidewalks, and clearly parked pathways between transit facilities and building entrances,*
- Provide bus stop improvements within 1/4-mile of stop,*
- Provide electric vehicle charging facilities,*
- Provide electric shuttle to transit stops, and*
- Providing or subsidizing public transit passes for employees.*

5b. *All grading plans shall provide the following notes on the plans (the City shall not approve any construction plans without them):*

- *Enclose, cover or water all soil piles twice daily;*
- *Water exposed soil with adequate frequency to keep soil moist at all times;*
- *Water all haul roads twice daily;*
- *Maintain at least two (2) feet of freeboard on trucks when hauling loads;*
- *Maintain construction equipment (stationary and mobile) in optimum running condition;*
- *Maintain construction equipment (stationary and mobile) in optimum running condition. Off-road diesel powered equipment shall not exceed 40% opacity. The owner of the equipment shall be prepared to present appropriate documentation to show the performance of construction equipment.*

5c. *Prior to approval, all construction plans will show that the construction contractor shall stabilize all construction entrances to the site pursuant to the Administrative and Technical Procedures Manual for Grading and Erosion and Sediment Control to reduce or eliminate the tracking of sediment onto public rights-of-way or streets.*

Findings

The proposed project would not subject people or property to additional air quality impacts.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact
6. TRANSPORTATION/CIRCULATION .			
<i>Would the proposal result in:</i>			
a. Increased vehicle trips or traffic congestion?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Insufficient parking capacity on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Rail, waterborne or air traffic impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Refer to the discussion in the previous negative declaration under project number P94-089, Section 13, *Transportation and Circulation*. The discussion outlines the site in relation to regional transportation opportunities, access issues and mitigations. No new information is available for this item.

Answers to Checklist Questions

- a. During construction of the multi-family residential, there will be minor increases in vehicle trips per day to the site due to construction equipment entering and leaving the site. Subsequent to project completion, the site construction traffic increases will be replaced with traffic associated with the tenancy of the project. The proposed project has been evaluated in relationship to the residential and employment generating uses at the site.
- b. The proposed project location does not reflect any safety hazards and no incompatible uses are proposed at the site.

- c. The site is accessed from three locations, East Commerce Parkway and the north and south private connector roads. The access points comply with any life/safety construction requirements.
- d. Adequate off site parking is provided. There is enough parking for the uses based on the Zoning Code ratios.
- e. No hazards to pedestrian or bicyclists are apparent.
- e. The development of this site will not impact any adopted policies supporting alternative transportation types.
- f. No additional rail, waterborne or air traffic impacts are anticipated.

Mitigation Measures

Mitigation measures identified in the SGPU EIR, NNCP EIR, NNCP SEIR, and the Arena Corporate Center PUD Negative Declaration (P94-089) that apply to the proposed project will be required to be implemented as part of the project.

Findings

The proposed project would not subject people or property to additional transportation or circulation impacts.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact
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7. BIOLOGICAL RESOURCES .

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Locally designated species (e.g., heritage trees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Wetland habitat (e.g., marsh, riparian and vernal pool)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Wildlife dispersal or migration corridors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Refer to the discussion in the previous negative declaration under project number P94-089, Section 4/5, *Plant and Animal Life*. The discussion outlines the site in relation to regional locale, special status species and jurisdictional wetlands. The previous negative declaration requires that during the Special Permit process a plant/animal survey should be conducted. The site has been graded annually for weed abatement, has off-site improvements constructed and new construction of warehouse space has ensued to the north of the subject site. The vegetation on-site is representative of imported grass varieties and are similar to the description of annual grasslands, old fields(SGPU U-11 and 12). Continuous grading for weed abatement is conducive to site management to reduce habitat formation. This continuous disturbance of the site reduces the likelihood that the site has become a nesting or feeding ground for the endangered species noted in the previous document. No additional biological survey is required for the Special Permit process for this site.

Answers to Checklist Questions

- a. There are no known endangered, threatened or rare species or habitats at the site.
- b. There are no known locally designated species at the project location.
- c-e. There are no known locally designated natural communities, wetland habitat, nor wildlife dispersal or migration corridors associated with the subject site.

Mitigation Measures

Mitigation measures identified in the SGPU EIR, NNCP EIR, NNCP SEIR, and the Arena Corporate Center PUD Negative Declaration (P94-089) that apply to the proposed project will be required to be implemented as part of the project and are as follows:

7a. For previously disturbed lands where the applicable mitigation fees were paid to the Natomas Basin Conservancy prior to 8/16/00 and a grading permit obtained, no additional mitigation shall be required for impacts to biological resources. For all other lands within the Project, the following measure shall apply in order to mitigate for potential impacts to the special status animals studied in the 1986 NNCP EIR and the NNCP SEIR:

Prior to issuance of a grading permit, the applicant shall satisfy one of the following:

- (1) *If legally permissible under the NBHCP Litigation Settlement Agreement, as such Agreement may be amended, revised, extended, or modified, the applicant shall pay all required HCP fees under the Settlement Agreement, and otherwise observe all requirements of the Settlement Agreement and associated documents.*
- (2) *If a revised NBHCP has been adopted by all required agencies, applicant will obtain coverage under the City's ITP and/or Section 2081 Management Authorization by entering into a Development Agreement with the City, by paying all required HCP fees and complying with all requirements of the NBHCP.*

- (3) *If a revised NBHCP is not in place, the applicant shall obtain and provide evidence to the City of a project specific ITP and/or Section 2081 Management Authorization from the California Department of Fish and Game and the U.S. Fish and Wildlife Service as necessary for the Covered Species.*

7b. *Immediately prior grading or building permit issuance, or the initiation of grading or other earth disturbing activities, the owner/applicant/agent shall hire a qualified biologist to perform a pre-construction survey of the site to determine if any burrowing owls are found using the site for nesting or foraging. If any nest sites are found, the Department of Fish and Game shall be contacted regarding possible suitable mitigation measures. These measures may include the provision of a buffer (typically 300 foot minimum) from the nest site during the breeding season (March 15-August 31), or a relocation effort for the burrowing owls. The survey shall be submitted to the City for review and approval prior to any permit issuance.*

If the survey reveals the presence of burrowing owls on the project site, it will be the responsibility of the owner/applicant/agent to prepare a plan for relocation of the burrowing owls to a suitable site. At a minimum, the plan must include the following:

- a. *The location of the birds (and nests) proposed to be relocated;*
- b. *The location of the proposed relocation site;*
- c. *The number of birds involved and when during the year relocation is proposed to take place;*
- d. *The name and credentials of the biologist who would be retained by the applicant to move the birds (and nests);*
- e. *The method(s) proposed to catch and transport the birds (and nests) to the relocation site;*
- f. *A description of the preparation to be made at the relocation site where the birds (and nests) would be taken (e.g. enhancement of existing burrows, creation of artificial burrows, one-time or long term vegetation control, etc.), and,*
- g. *Efforts proposed to follow-up and/or monitor relocation.*

7c. *Short term construction mitigation measures shall be implemented during construction:*

- A. *The site(s) shall be graded such that the new topography makes a smooth transition to existing adjacent topography;*
- B. *Dust and soil erosion control measures shall be implemented during the construction phases of all projects. These measures are intended to minimize soil erosion and fugitive dust emissions. Measures to be implemented shall include:*
 1. *Watering exposed soils;*
 2. *Covering exposed soils with straw or other materials;*
 3. *Adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways;*
 4. *Covering trucks containing loose and dry soil; and,*

5. Providing interim drainage measures during the construction period in accordance with the required RWQCB SWPP plans and City of Sacramento erosion control plans.
- 7d. In non-pavement areas, any vegetation covered or removed during grading or construction (including slope protection) shall be replanted following the construction activities at the direction of the Department of Utilities.

Findings

The proposed project would not subject the site to additional known biological resource impacts.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact
8. ENERGY AND MINERAL RESOURCES .			
<i>Would the proposal:</i>			
a. Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Use non-renewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Refer to the discussion in the previous negative declaration under project number P94-089, Section 15/16, *Energy and Utilities*. The discussion outlines the site in relation to the development of the site with respect to energy consumption, and recycling and solid waste. No new information or additional studies are available for this item.

Answers to Checklist Questions

- a-c. The project does not conflict with any adopted energy conservation plans, does not use non-renewable resources in a wasteful and inefficient manner and does not result in the loss of availability of a known resource that would be of future value to the region and residents of the State.

Mitigation Measures

Mitigation measures identified in the SGPU EIR, NNCP EIR, NNCP SEIR, and the Arena Corporate Center PUD Negative Declaration (P94-089) that apply to the proposed project will be required to be implemented as part of the project.

Findings

The proposed project would not subject people or property to any additional energy and mineral resource impacts.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Possible interference with an emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The creation of any health hazard or potential health hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Exposure of people to existing sources of potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Increased fire hazard in areas with flammable brush, grass, or trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Refer to the discussion in the previous negative declaration under project number P94-089, Section 10, *Risk of Upset*. The discussion outlines the site in relation to hazards or potential exposure to hazards. No new information or additional studies are available for this item.

Answers to Checklist Questions

- a. No materials unrelated to a residential use are likely to be stored or placed on the premises and the risk of an accidental explosion is unlikely.
- b. The proposed project will not interfere with any emergency response plan, nor create any health hazard at this site.
- c-d. There will not be any exposure of people to sources of potential health hazards. The propose uses are unlikely to create any health hazard or potential health hazard now or in the future.
- e. This project will not increase fire hazard in the area.

Mitigation Measures

Mitigation measures identified in the SGPU EIR, NNCP EIR, NNCP SEIR, and the Arena Corporate Center PUD Negative Declaration (P94-089) that apply to the proposed project will be required to be implemented as part of the project and is as follows:

9a. *The applicant shall participate in the Mosquito Abatement Control Program Assessment District to be established by the Sacramento Yolo Mosquito Abatement District in order to provide urban standards of mosquito control in the project area.*

Findings

The proposed project appears to have no additional hazard impacts.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact
10. NOISE			
<i>Would the proposal result in:</i>			
a. Increases in existing noise levels?			
Short-term	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Long-term	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of people to severe noise levels?			
Short-term	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Long-term	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Refer to the discussion in the previous negative declaration under project number P94-089, Section 6, *Noise*. The effects of noise as an environmental impact is related to the noise generated on site disturbing the surrounding area. The development of this site will have minor increases in noise generated from the short term construction activities related to the multi-family residential development. The site will generate noise levels typically found in an residential use and will not effect the surrounding area.

The impacts on the development by the location of the site may be significant if not mitigated, in that, the siting of a residential development may be impacted on the west side by traffic noise from I-5 and East Commerce Parkway. The site will also be potentially impacted on the east side by the

future sports complex stadium. The City of Sacramento Noise Element standards provide acceptable interior and exterior noise level criteria for residential developments.

An Environmental Noise Analysis was prepared as a part of the project in order to evaluate on site noise generation and the effect of the residential use in relation to the adjacent uses as well as an evaluation of the surrounding area noise impacts. The areas of greatest concern are outdoor areas for common outdoor activity which may be subjected to increased non-ambient noise levels due to activities at the Sports Complex during events. The results of the analysis found that the outdoor common areas are shielded fairly well by the buildings, however, the buildings themselves may be impacted by the increases should the stadium be constructed. An exterior noise level of 65 dB L_{dn} may be allowed. An interior noise level of 45 dB L_{dn} . The noise levels due to the future sports complex has been established as an hourly average noise level of 55 dB L_{eq} with a maximum level of 65 dB L_{max} .

The analysis determined that standard residential construction techniques are inadequate to achieve the established noise criteria for the all structures with the exception of the buildings sited at the interior identified as 7, 8, 19 and 20. The location of the clubhouse is shielded by the surrounding buildings. Mitigation measures for the other units will need to be incorporated into the construction of building number 1-6, 9-19, and 21 -25. There is no special construction required for the recreation/open space facilities.

Answers to Checklist Questions

- a. There will be minor associated short term construction noise impacts while the corporation yard is being constructed. There may be any long term noise impacts from off-site generators due to increased traffic volumes on I-5 and East Commerce Parkway as well as the future development of the stadium complex. These impacts can be reduced to a less than significant impact by the use of specific construction materials and techniques.
- b. The development of the site will not expose people to severe noise levels either short term or long term. Long term impacts may result as described in (a) above.

Mitigation Measures

Mitigation measures identified in the SGPU EIR, NNCP EIR, NNCP SEIR, and the Arena Corporate Center PUD Negative Declaration (P94-089) that apply to the proposed project will be required to be implemented as part of the project.

Additional mitigation measures include:

- 10a. *Air conditioning or mechanical ventilation systems are installed so that windows and doors may remain closed.*
- 10b. *Windows and sliding glass doors are mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications).*
- 10c. *Exterior doors are solid core with perimeter weather-stripping and threshold seals.*

- 10d. Exterior walls consist of stucco or brick veneer. Wood siding with a ½" minimum thickness fiberboard ("soundboard") underlayer may also be used.
- 10e. Windows should have a Sound Transmission Classification (STC) rating of at least 30 for buildings 1-4 and 11-14. Windows should have a Sound Transmission Classification (STC) rating of at least 35 for buildings 5-6, 9-10, 15-18, and 21-25.
- 10f. Roof or attic vents facing noise sources of concern should be boxed, or provided with baffling.

Findings

The proposed project may be reduced to a less-than-significant impact for noise levels if the mitigation measures are implemented.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact
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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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

Refer to the discussion in the previous negative declaration under project number P94-089, Section 14, *Public Services*. The project area is currently served by the City of Sacramento Police Department, Patrol Sector 4, and the City of Sacramento Fire Department. It is unlikely that this project will impact public services currently established. Services were planned on and anticipated within the evaluation of the NNCP and costs for the services are funded through the North Natomas Financing Plan.

Answers to Checklist A-E Questions

The project will not generate significant increased demand for public services. The proposed project will not have a negative effect upon police, fire, schools, roads or other governmental services.

Mitigation Measures

Mitigation measures identified in the SGPU EIR, NNCP EIR, NNCP SEIR, and the Arena Corporate Center PUD Negative Declaration (P94-089) that apply to the proposed project will be required to be implemented as part of the project.

Findings

The proposed project appears has no additional public service impacts.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact
12. UTILITIES AND SERVICE SYSTEMS .			
<i>Would the proposal result in a need for new systems or supplies, or substantial alternations to the following utilities:</i>			
a. Power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Local or regional water treatment or distribution facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Sewer or septic tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Solid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Local or regional water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Refer to the discussion in the previous negative declaration under project number P94-089, Section 15/16, *Energy and Utilities*. The discussion outlines the site in relation to infrastructure, utilities, and drainage. No new information or additional studies are available for this item.

Answers to Checklist

a-g. The proposal will result in a need for additional power systems, communications, water treatment, sanitary sewer systems, storm water, solid waste or local/regional water supplies. The developer will need to provide adequate infrastructure to the satisfaction of the Department of Public Works and the Department of Utilities.

Mitigation Measures

Mitigation measures identified in the SGPU EIR, NNCP EIR, NNCP SEIR, and the Arena Corporate Center PUD Negative Declaration (P94-089) that apply to the proposed project will be required to be implemented as part of the project.

Findings

The proposed project appears to have no additional utility or service system impacts.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact
13. AESTHETICS .			
<i>Would the proposal:</i>			
a. Affect a scenic vista or scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a demonstrable negative aesthetic effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Create light or glare?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Refer to the discussion in the previous negative declaration under project number P94-089, Section 18, *Aesthetics*. The project area will not impact any visual corridors, vistas or highways. The project does not create any aesthetic impact.

Answers to Checklist Questions A-C

There are no scenic vistas or scenic highways directly adjacent to the site. The proposed project will not have a negative aesthetic effect.

Mitigation Measures

Mitigation measures identified in the SGPU EIR, NNCP EIR, NNCP SEIR, and the Arena Corporate Center PUD Negative Declaration (P94-089) that apply to the proposed project will be required to be implemented as part of the project.

Findings

The proposed project does not have aesthetic impacts.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact
14. CULTURAL RESOURCES .			
<i>Would the proposal:</i>			
a. Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Disturb archaeological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Affect historical resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Refer to the discussion in the previous negative declaration under project number P94-089, Section 20, *Cultural Resources*. The subject site is located in a Primary Impact Area as defined by the SGPU (EIR, pg. V-5). This area is in an area of historically high archaeological sensitivity. Cultural resource assessment have been done for the NNCP EIR. A cultural resource inventory and evaluation was conducted by PAR Environmental Services, Inc., in February, 1997. This study did

not result in the identification of any prehistoric or historical sites, features or isolates. No additional information or studies are required.

Answers to Checklist Questions

a-e. The proposed project area is identified as being within a Primary Impact Area for archaeological resources. During construction, there is a potential for subsurface artifacts to be uncovered during excavation for the foundation work and grading operations.

Mitigation Measures

Mitigation measures identified in the SGPU EIR, NNCP EIR, NNCP SEIR, and the Arena Corporate Center PUD Negative Declaration (P94-089) that apply to the proposed project will be required to be implemented as part of the project and are as follows:

14a. *The applicant shall hire a qualified archaeologist to be present on site during the trenching for the foundation and utility services in order to determine if any bone, shell or artifacts are uncovered. Work on the site will cease immediately. The 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. The applicant shall have the archaeologist produce a letter stating that they were on site during initial construction activities and the result of their observations at the site.*

14b. *Prior to issuing any building permit, the applicant shall present a contract indicating the archaeologist who will be on site during the initial trenching activities.*

Findings

The proposed project is not likely to subject people to additional cultural resource impacts.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact
15. RECREATION .			
<i>Would the proposal:</i>			
a. Increase the demand for neighborhood or regional parks or other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Affect existing recreational opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Refer to the discussion in the previous negative declaration under project number P94-089, Section 19, *Recreation*. The proposed project will not result in impacts to any existing recreational facilities. The site has been evaluated with the relation of a multi-family development and adjacency to public/regional parks, as well as the provision of adequate on site open space and recreational facilities. The proposed project centrally locates a recreation building and pool facilities specifically for the residents. The site has been developed to provide an opportunity for the residents to utilize common areas for outdoor passive recreational activities.

The North Natomas Regional Park will be developed north of Del Paso and provides an accessible and close location for additional recreational activities for the subject site.

Answers to Checklist Questions A-B

The proposed project will not affect the quality or quantity of existing recreational facilities in the area. The change in use will not create a need for additional facilities or demand the construction of additional facilities. The project is not anticipated to limit or affect any future recreational opportunities or developments.

Mitigation Measures

Mitigation measures identified in the SGPU EIR, NNCP EIR, NNCP SEIR, and the Arena Corporate Center PUD Negative Declaration (P94-089) that apply to the proposed project will be required to be implemented as part of the project.

Findings

The proposed project will not have any additional recreation impacts.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact
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16. MANDATORY FINDINGS OF SIGNIFICANCE .

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- | | | | |
|--|--------------------------|--------------------------|-------------------------------------|
| b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? Disturb paleontological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

15. DISCUSSION OF ENVIRONMENTAL EVALUATION

Refer to the individual sections for a discussion of environmental evaluation entitled *Discussion*.

VI ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

VII. DETERMINATION

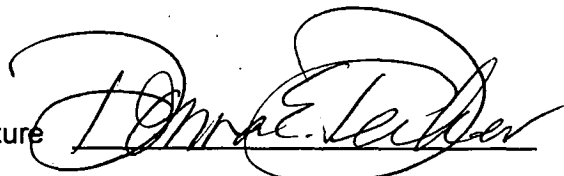
On the basis of this initial evaluation:

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a TIERED NEGATIVE DECLARATION will be prepared.
- I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because the

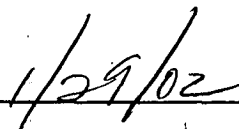
project specific mitigation measures described in Section V have been added to the project. A NEGATIVE DECLARATION will be prepared.

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

Signature



Date:



Donna E. Decker, Associate Planner

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