



3.21

**DEPARTMENT OF PARKS
AND COMMUNITY SERVICES**

ROBERT P. THOMAS
DIRECTOR

G. ERLING LINGGI
ASSISTANT DIRECTOR

WALTER S. UEDA
DEPUTY DIRECTOR

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: Ratification of the Negative Declaration for University Park Phase II
(LE46)**

SUMMARY

This report recommends ratification of the Negative Declaration, approval of the project, and authorization to file a Notice of Determination for construction of University Park Phase II, located west of the Howe Avenue overpass, both north and south of University Avenue.

BACKGROUND

The subject site is designated for a neighborhood park in the 1989 Parks Master Plan and also in the 1986-2006 City General Plan. The proposed project will consist of the construction of a tot lot on the portion of the park north of University Avenue and landscape the portion south of University Avenue. Landscaping of the portion south of University Avenue will consist of installing drainage and irrigation systems, a drinking fountain, trees and lawn, and picnic tables (Exhibit A).

In accordance with the State Guidelines for implementation of the California Environmental Quality Act of 1970, an Initial Study was performed dated July 13, 1990. As a result of this study, it was determined that the construction of University Park Phase II would not have a significant adverse effect on the physical environment, and a Draft Negative Declaration was prepared.

On September 12, 1990, a notice of intent to prepare the Negative Declaration was filed with the County Clerk. A Notice of Opportunity for public review of the Draft Negative Declaration (Exhibit B) was published in a local newspaper. The appropriate length of time has elapsed for comments regarding the Negative Declaration with no comments having been received.

**CITY OF SACRAMENTO
CALIFORNIA**

November 27, 1990

APPROVED
BY THE CITY COUNCIL

NOV 27 1990

OFFICE OF THE
CITY CLERK

1231 I STREET
SUITE 400
SACRAMENTO, CA
95814-2977

916-449-5200
FAX 916-449-8584

DIVISIONS:
GOLF
CROCKER ART MUSEUM
HISTORY AND SCIENCE
METROPOLITAN ARTS
SACRAMENTO ZOO
PARKS AND RECREATION

- NORTH
- SOUTH
- CITY-WIDE

DECLARATION OF THE PEOPLE OF THE UNITED STATES
The undersigned members of the House of Representatives do hereby certify that the
the people of the United States do hereby certify that the people of the United States
and their heirs and assigns shall have the right to elect members of the House of
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DECLARATION

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DECLARATION

(1800)

DECLARATION OF THE PEOPLE OF THE UNITED STATES

HOUSE OF REPRESENTATIVES

DECLARATION OF THE PEOPLE OF THE UNITED STATES

September 21, 1800

FINANCIAL DATA

Funding in the amount of \$124,000 for the University Park Phase II project (LE46) was appropriated in the FY 1989-90 Capital Improvement Program from the Quimby Fund.

POLICY CONSIDERATIONS

Environmental assessment and review for this project was conducted consistent with CEQA requirements.

MBE/WBE EFFORTS

Every effort is made to support the City's MBE/WBE goals.

RECOMMENDATION

The Environmental Services Manager and the Parks and Community Services Director recommend that City Council approve the attached resolution to:


1. Determine that the proposed project will not have a significant effect on the environment as a result of mitigation measures applied to the project. The mitigation measures are stated in the attached resolution.
2. Ratify the Negative Declaration;
3. Approve the University Park Phase II project design; and
4. Authorize the Environmental Services Manager to file a Notice of Determination with the County Clerk.

Respectfully submitted,



Robert P. Thomas, Director
Parks and Community Services

Recommendation Approved:


Walter J. Slipes
City Manager

Contact Person: Michele Rudek, Landscape Architect - 449-8254

RPT:mm:ja

K:Council/mmrniv1.doc

November 27, 1990
District No. 3

RESOLUTION NO.

90-965

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION RATIFYING A NEGATIVE DECLARATION
AND APPROVING PROJECT FOR UNIVERSITY PARK PHASE II (LE46)**

WHEREAS, the prescribed time for receiving appeals on the Negative Declaration has elapsed, and no appeals were received.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. That the proposed project, construction of University Park Phase II will not have a significant effect on the environment;
2. That the Negative Declaration for the above referenced project is hereby approved with the mitigation measures as follows:
 - a. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by 50%.
 - b. Cover stockpiles of sand, soil, and similar materials with a tarp.
 - c. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - d. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 - e. Require Resident Engineer of the City Public Works Engineering Department, through daily visits, to oversee the dust abatement program and order increased watering, as necessary.
 - f. The hours of construction will be restricted to the normal daylight working hours and all construction equipment will be properly muffled.
3. That the University Park Phase II project design is approved; and

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

4. That the Environmental Services Manager is authorized to file with the County Clerk a Notice of Determination for said project.

MAYOR

ATTEST:

CITY CLERK

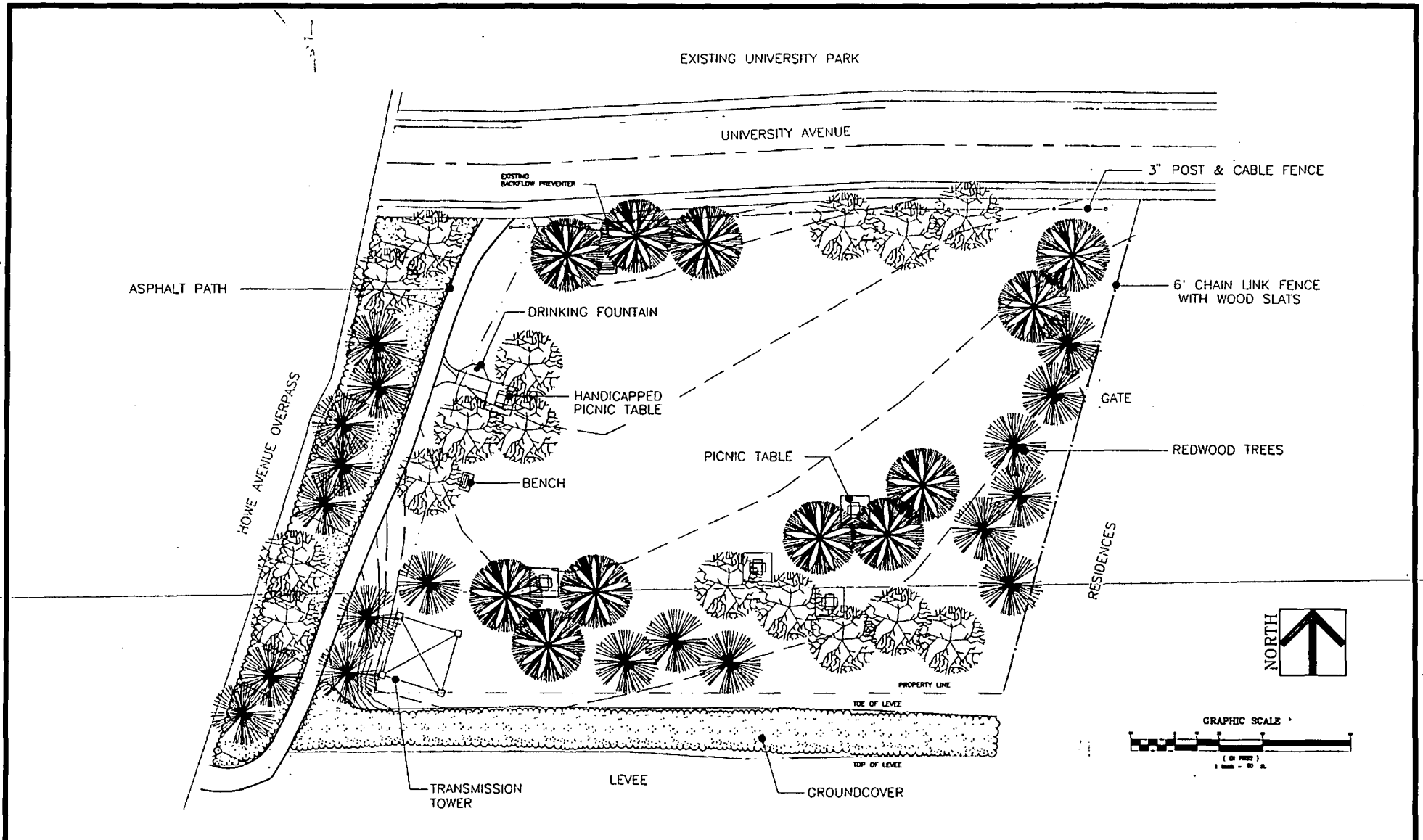
FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

4

Exhibit A



REVISIONS	NO	DESCRIPTION	DATE	BY

DRAWN BY G.M.
 DESIGNED BY G.M., H.S.
 LANDSCAPE ARCHITECT M.S.
 DATE 12-22-89
 FIELD BOOK _____ SCALE 1"=20'

CITY OF SACRAMENTO
 DEPARTMENT OF PARKS & COMMUNITY SERVICES



University Park South
Master Plan

SHEET
 5/6
 SHEETS

9



Exhibit B

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

NEGATIVE DECLARATION

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

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

The City of Sacramento, Department of Planning and Development, Environmental Services Division, has reviewed the proposed project and has determined that the project, with mitigation measures, as identified in the attached Initial Study, as resolved, will not have a significant effect on the environment. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, Section 15070 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolutions 78-171) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

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

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

By: Carol L. Branum

CIP LE46
attachment
rev. 1/9/90
form.6

6



CITY OF SACRAMENTO

INITIAL STUDY

This Initial Study is required and prepared by the Department of Planning and Development, Planning Division, Environmental Services, 1231 I Street, Suite 300, Sacramento, CA 95814, (916)449-2037, pursuant to CEQA Guidelines Section 15000 (August 1, 1993).

File No. and/or Project Name: CIP LE 46 - UNIVERSITY PARK PHASE II
Applicant - Name: CITY OF SACRAMENTO - PLS. + COMM. SERVICES
Address: 1231 I STREET, STE 400
SACRAMENTO, CA 95814

Answer the following questions to determine if the proposed project may have potentially adverse significant impacts on the environment.

- | | <u>Yes or No</u> |
|---|------------------|
| 1. <u>Earth</u> . Will the proposal result in: | |
| a. Unstable earth conditions or in changes in geologic substructures? | NO |
| b. Disruptions, displacements, compaction or overcovering of the soil? | YES |
| c. Change in topography or ground surface relief features? | NO |
| d. The destruction, covering or modification of any unique geologic or physical features? | NO |
| e. Any increase in wind or water erosion of soils, either on or off the site? | NO |
| f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river, stream, bay, inlet or lake? | NO |
| g. Exposure of people or property to geologic hazards such as earthquakes, ground failure, or similar hazards? | YES |
| 2. <u>Air</u> . Will the proposal result in: | |
| a. Substantial air emissions or deterioration of ambient air quality? | NO |
| b. The creation of objectionable odors? | NO |
| c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? | NO |
| 3. <u>Water</u> . Will the proposal result in: | |
| a. Changes in currents, or the course of direction movements, in either marine or fresh waters? | NO |
| b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | YES |
| c. Alterations to the course of flow of flood waters? | NO |
| d. Change in the amount of surface water in any water body? | NO |
| e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? | NO |
| f. Alteration of the direction or rate of flow of ground waters? | NO |
| g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? | YES |
| h. Substantial reduction in the amount of water otherwise available for public water supplies? | NO |
| i. Exposure of people or property to water related hazards such as flooding? | YES |
| 4. <u>Plant Life</u> . Will the proposal result in: | |
| a. Change in the diversity of species, or number of any species of plants? | NO |
| b. Reduction of the numbers of any unique, rare or endangered species of plants? | NO |
| c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? | NO |
| d. Reduction in acreage of any agricultural crop? | NO |
| 5. <u>Animal Life</u> . Will the proposal result in: | |
| a. Change in the diversity of species, or number of any species of animals? | NO |
| b. Reduction of the numbers of any unique, rare or endangered species of animals? | NO |
| c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? | NO |
| d. Deterioration of existing fish or wildlife habitat? | NO |

Yes or No

- 6. Noise. Will the proposal result in:
 - a. Increases in existing noise levels? YES
 - b. Exposure of people to severe noise levels? YES
- 7. Light and Glare. Will the proposal produce new light or glare? NO
- 8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area? YES
- 9. Natural Resources. Will the proposal result in:
 - a. Increase in the rate of use of any natural resources? NO
 - b. Substantial depletion of any nonrenewable natural resource? NO
- 10. Risk of Upset. Does the proposal involve:
 - a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? NO
 - b. Possible interference with an emergency response plan or an emergency evacuation plan? NO
- 11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area? NO
- 12. Housing. Will the proposal affect existing housing, or create a demand for additional housing? NO
- 13. Transportation/Circulation. Will the proposal result in:
 - a. Generation of substantial additional vehicular movement? NO
 - b. Effects on existing parking facilities, or demand for new parking? NO
 - c. Substantial impact upon existing transportation systems? NO
 - d. Alterations to present patterns of circulation or movement of people and/or goods? NO
 - e. Alterations to waterborne, rail or air traffic? NO
 - f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? NO
- 14. Public Services. Will the proposal have an effect upon, or result in need for new or altered governmental services in any of the following areas:
 - a. Fire protection? NO
 - b. Police protection? NO
 - c. Schools? NO
 - d. Parks or other recreational facilities? NO
 - e. Maintenance of public facilities, including roads? NO
 - f. Other governmental services? NO
- 15. Energy. Will the proposal result in:
 - a. Use of substantial amounts of fuel or energy? NO
 - b. Substantial increase in demand upon existing sources of energy or require the development of new sources of energy? NO
- 16. Utilities. Will the proposal result in a need for new system, or substantial alterations to the following utilities:
 - a. Power or natural gas? NO
 - b. Communications systems? NO
 - c. Water? YES
 - d. Sewer or septic tanks? NO
 - e. Storm water drainage? NO
 - f. Solid waste and disposal? NO

Yes or No

- 17. Human Health. Will the proposal result in:
 - a. Creation of a health hazard or potential health hazard (excluding mental health)? NO
 - b. Exposure of people to potential health hazards? NO
- 18. Aesthetics. Will the proposal result in the obstruction of any scenic or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? NO
- 19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? NO
- 20. Cultural Resources.
 - a. Will the proposal result in the alteration or destruction of a prehistoric or historic archaeological site? NO
 - b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object? NO
 - c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? NO
 - d. Will the proposal restrict existing religious or sacred uses within the potential impact area? NO
- 21. Mandatory Findings of Significance.
 - a. Does the project have the potential to degrade the quality to the environment, substantially reduce the habitat of 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? NO
 - b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) NO
 - c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) NO
 - d. Does the project have environment effects which will cause substantial adverse effects on human beings, either directly or indirectly? NO

MITIGATION MEASURES

None required.

J The following mitigation measures shall become conditions of approval for the subject proposal:

SEE SECTIONS:

2. AIR

6. NOISE

CONCLUSION

The proposed project will not have a significant adverse effect on the environment for the following reasons:

1. Will have only temporary or short-term construction impacts such as dust and equipment emissions, noise and truck traffic.
2. Will not generate a significant amount of additional vehicles, noise or emission levels.
3. Will not affect rare or endangered species of animal or plant, or habitat of such species.
4. Will not eliminate important examples of major periods of California history or prehistory.
5. Will not result in a significant effect on air, water quality or ambient noise levels for adjoining areas.
6. Will not be subjected to floodplains or major geologic hazards.
7. Will not have a substantial aesthetic affect.
8. Will not breach any published national, State or local standards relating to solid waste.
9. Will not involve the possibility of contaminating public water supply or adversely affect groundwater.
10. Will not result in or add to a violation of the waste discharge requirements applicable to local sewer systems as prescribed by California Regional Water Quality Control Board.
11. Will not occur to the disadvantage of long-term environmental goals.
12. Will not result in the adverse cumulative impacts.
13. Will not result in adverse growth inducing impacts.
14. Will not result in substantial adverse effects on human beings either directly or indirectly.
15. Will not be in conflict with the City's General and Community Plans.

REFERENCES

Sacramento City General Plan and EIR, 1988	Sacramento City Zoning Ordinance, July 1987
South Sacramento Community Plan and EIR, 1986	Renaissance Tower EIR, 1986
North Natomas Community Plan and EIR, 1986	Laguna Creek Floodplain Study and EIR, 1986
South Natomas Community Plan and EIR, 1987	Creekside Oaks and Gateway Centre EIR, 1984
Airport-Meadowview Community Plan and EIR, 1984	Delta Shores Village PUD EIR, 1983
North Sacramento Community Plan and EIR, 1984	Greenhaven Executive Office Park EIR, 1982
Sacramento South Pocket Specific Plan & EIR, 1977	Executive Airport Master Plan and EIR, 1981
Sacto. Central City Comprehensive Plan & EIR, 1977	Sacto. City Amer River Pkwy Plan & Neg. Dec. 1985
Downtown Redevelopment Plan Update & EIR, 1985	Northgate Station EIR, 1986
	Willow Creek EIR, 1985

- o At the Crossroads, A Report on California Endangered and Rare Fish and Wildlife. California Resources Agency and Department of Fish and Game, 1972
- o Soils of Sacramento County, California. Walter Weir, Division of Soils, U.C. Berkeley, 1960
- o Fifteenth Progress Report on Trip Ends Generation Research Counts. CalTrans 1983.
- o Native Oaks: Our Valley Heritage. Sacramento County Office of Education, 1976.
- o The applicant's environmental questionnaire and submitted plans are considered part of this Initial Study.

DETERMINATION

On the basis of this initial evaluation:

- I find the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect on this case because the mitigation measures described in this Initial Study has been added to the project. A **NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

DATE: JULY 13, 1990

SIGNATURE: 

PREPARED BY: RUTH ANNE KESTER

PHONE: (916) 449-7037

**ATTACHMENT A
DISCUSSION OF INITIAL STUDY**

University Park Phase II (CIP-LE46)

Project Description

An application has been made by the City of Sacramento, Parks and Community Services to the City of Sacramento, Planning Division to develop a tot lot on the portion of the park north of University Avenue and landscape the portion south of University Avenue.

The project site is located at west of the Howe Avenue overpass and both north and south of University Avenue (APN 295-0040-038) in the Arden-Arcade Community Plan area (see Attachment B, Locator Map). The Sacramento General Plan designation is parks, recreation, and open space, and a small portion is low density residential (4-15 du/na) just south of University Avenue. The current zoning is single family alternative - American River Parkway corridor (R1A-PC).

Environmental Effects

Development of the site for the intensity and type of use proposed has been evaluated under the City of Sacramento's 1986-2006 General Plan Draft Environmental Impact Report. This application does not propose to change the use or intensity of development previously evaluated.

1. **Earth**

The subject site is designated for park, recreation, and open space uses in the General Plan. The site contains holocene floodplain deposits of moderate to high permeability, but no unique geologic features (SGPU DEIR, pg. T-1.2). Development within the SGPU area is subject to potential damage from earthquake groundshaking at a maximum intensity of VIII of the Modified Mercalli Scale (SGPU DEIR, pg. T-16). Currently, the City requires that all new structures be designed to withstand this intensity level, since the City is within Zone 3 of the UBC's Seismic Risk Map of the United States (SGPU DEIR, pg. T-20). Due to the current building regulations, no significant impact is anticipated.

2. **Air**

Pollutant emissions from increased traffic as a result of use of the park will not have a significant impact on air quality because this project does not change the use or intensity of development and the resultant environmental effects previously evaluated in the 1986-2016 SGPU DEIR. Further, this project is not anticipated to generate any additional substantial traffic from its present use as a neighborhood park.

Watering during construction will reduce fugitive dust to a less than significant level. The applicant has agreed to the following mitigation measure to reduce air quality impacts to a less-than-significant level:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 (suspended particulate matter - pollutant) levels in the vicinity of construction zones. Elements of this program should include the following:
- o Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 - o Cover stockpiles of sand, soil, and similar materials with a tarp.
 - o Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - o Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 - o Require Resident Engineer of the City Public Works Engineering Department, through daily visits, to oversee the dust abatement program and order increased watering, as necessary.

3. Water

The subject site is located in an area of the City determined to have less than 100-year flood protection. Implementation of this project will therefore expose people and/or property to the risk of injury and damage in the event of a 100-year or lesser flood. These risks are considered significant adverse impacts under CEQA. The City Council has evaluated these impacts in the Environmental Impact Report (EIR) prepared in connection with the Land Use Planning Policy Within the 100-Year Floodplain (M89-054) adopted by the City Council on February 6, 1990. The EIR is available through the Department of Planning and Development, 1231 I Street, Room 300, Sacramento, California. This document serves as a Program EIR addressing the flood-related risks to people and property created by new development in the 100-year floodplain in the City. The flood-related risks created by the proposed project fall within the scope of the Program EIR. Accordingly, the findings adopted by the Council in connection with its certification of the Program EIR and its adoption of the Policy are applicable to the proposed project. These findings are presented in the Findings of Fact/Statement of Overriding Considerations for the Land Use Planning Policy Within the 100-Year Floodplain in the City of Sacramento. This document is

appended to the Program EIR available through the Department of Planning and Development.

It is anticipated that there will be less-than-significant impact on drainage patterns, absorption rates, or surface runoff, since the proposed project involves only the development of one tot lot, an irrigation and drainage system, concrete walkways, picnic tables, benches, and a drinking fountain.

4/5. Plant/Animal Life

The subject site is located in an Urban Land Habitat. Much of this habitat is not vegetated. When present, the dominant vegetation consists of artificially irrigated ornamental plantings (SGPU, DEIR, pg. U-14). The southern park site contains 1 Cottonwood tree, to be removed because of its poor condition (Pers. Comm., Mike Matsuoka, City Landscape Architect, 6-25-90). The north park site contains a number of trees, three of which are to be relocated to make room for the tot lot. (See Attachments C and D for tree locations).

The proposed project is anticipated to have a less-than-significant impact on plant and animal life because the subject project is the removal on one diseased tree and the relocation of 3 existing trees.

6. Noise

The subject park site south of University Avenue is located in an area where noise levels will exceed 60 dB Ldn in 2016 as identified in the 1986-2006 General Plan (SGPU DEIR, Exhibit AA-47, page 3 of 3.) The north park site is not within this same noise contour (SGPU DEIR, Exhibit AA-47, page 3 of 3.) Noise sources include Highway 50 and Howe Avenue. Existing noises levels from the two sources at 76 dB and 71 dB, respectively, and future noise levels are expected to be 78 dB and 74 dB, respectively (SGPU DEIR, pg. AA-7 and AA-12). Noise level from the freeway is probably closer to 60 (since its located on the outside edge of the 60 dB noise contour) than 74 dB. For this reason, the noise level would not exceed the Ldn of 74 dB from Howe Avenue (SGPU DEIR Appendix, pg. 9-1).

The General Plan states that recreational uses are "normally unacceptable" between 70 and 75 dB Ldn (SGPU DEIR, pg. AA-27). The General Plan also states that "mitigation measures are not likely to be available to reduce noise to normally acceptable levels (SGPU DEIR, pg. AA-27). In this case, Howe Avenue is elevated adjacent to the park sites, and a wall of adequate height to block Howe Avenue noise would be infeasible. Noise reducing construction materials is not applicable to this project.

These park sites were included in the 1984 City of Sacramento Parks and Recreation Master Plan, which was prepared 2 years before the identified noise levels in the 1986 SGPU DEIR. In fact, the site north of University Avenue has been landscaped and is already used by the neighborhood and the youth soccer league. In general, use of a neighborhood park is short

term, and therefore, exposure to noise is intermittent. Given that only 44% of the neighborhood park needs are expected to be met at build out (SGPU DEIR, pg. Q-4), there is a strong need for parks and open space in the Sacramento area.

Therefore, though development of this park site is anticipated to have significant impact on the park users' exposure to severe noise levels, the need for parks is great, the park is already being used, noise exposure is intermittent, and the noise impact from Howe Avenue cannot be mitigated.

Construction equipment may increase existing noise levels. The applicant has agreed to the following mitigation measure to reduce noise impacts from construction:

- B. The hours of construction will be restricted to the normal daylight working hours and all construction will be properly muffled.

7. Light and Glare

No exterior lighting is associated with the park development, signs, and therefore will have a less-than-significant impact on light and glare.

8. Land Use

The proposed project is consistent with the General Plan land use designations. The proposed project is not expected to result in a substantial alteration of the present or proposed land use in the area.

The subject site is located within an area of the 100-year floodplain designated as Zone A-99 on the Sacramento Community's Official Flood Insurance Rate Map dated November 15, 1989. Under applicable provisions of the Sacramento City Code, new development is permitted on the project site provided building permit applicants, by agreement with the City, assume the risk of all flood-related damage to any permitted new construction and agree to notify subsequent purchasers of the flood risk.

9. Natural Resources

The proposed project will result in some loss of natural resources, however it will not be significant since the project involves development of one tot lot. Therefore, it is not anticipated to accelerate the use of natural resources or deplete non-renewable resources, and the impact is anticipated to be less-than-significant.

10. Risk of Upset

Storage of toxics or chemicals in large quantities is not an acceptable activity in recreation areas. The proposed project will result in a less-than-significant risk of upset.

11/12. Population/Housing

The proposed project conforms to the current zoning of R1A-PC (single family alternative, American River Parkway), and is not anticipated to alter the location, distribution, density or growth rate of the human population or generate any additional demand for housing. Therefore, the impact is less-than-significant.

13. Transportation and Circulation

Both the existing and build out LOS for Howe Avenue is "F," indicating a total breakdown, with stop-and-go operation (SGPU DEIR, pg. Y-12 and Y-65). The existing V/C (volume to capacity ratio) is 1.02 to 1.78 and is expected to be 1.53 to 2.3 at build out (SGPU DEIR, pg. Y-12 and Y-65). It should be noted that Howe Avenue is not a direct feeder street for the park, though it is the closest main road access.

Traffic is not anticipated to substantially increase as a result of the development of these 2 parks since they will be used primarily by the surrounding neighborhood. Parking for the junior soccer league has previously been supplied by the adjacent University (office) Park parking lot. In addition, this type of use and associated impacts were evaluated in the 1986-2006 SGPU DEIR.

Since University Avenue is expected to have an LOS of "A" at full build out (uncongested), no adverse impact is anticipated for pedestrians crossing University Avenue from one park site to another.

For the reasons stated above, the project is anticipated to have a less-than-significant impact on transportation and circulation.

14-16. Public Services/Energy/Utilities

The proposed project will have a less-than-significant impact on public services, energy, and utilities since it is within the current zoning regulations.

17. Human Health

The park site south of University Avenue has two PG&E transmission towers adjacent and parallel to the American River (Pers. Comm., Mike Gunby, PG&E, 7-12-90). There are two potential hazards arising from these lines. The first is the danger of construction equipment coming within 10 feet of the power lines and the second is the effect of the corona's electromagnetic field on human health. Since the project does not involve any construction near the transmission tower, the first hazard is not an issue.

The second hazard is less documented and the evidence contradictory. Two studies (the Savitz Study and the New York Power Lines Project) have shown conflicting results

regarding the effect of long-term exposure to electromagnetic fields (EMF). Most carefully controlled studies of EMF effects have failed to produce noticeable changes in health and bodily functions. However, extremely large doses of any chemical or physical agent or extreme environmental conditions can often force an effect. Evidence gathered so far though does not demonstrate that power lines adversely affect public health.

Open space and recreation are within the allowed uses by PG&E, but there are several restrictions regarding trees. Trees must be at least 10 feet from the tower footings to allow for tower maintenance, and trees within the transmission tower easement cannot be taller than 20 feet at maturity. Since the proposed site plan meets these conditions, the impact is considered less-than-significant.

18. Aesthetics

Obstruction of a scenic view and creation of an aesthetically offensive site is not anticipated to occur, and therefore, the proposed project is anticipated to have a less-than-significant impact.

19. Recreation

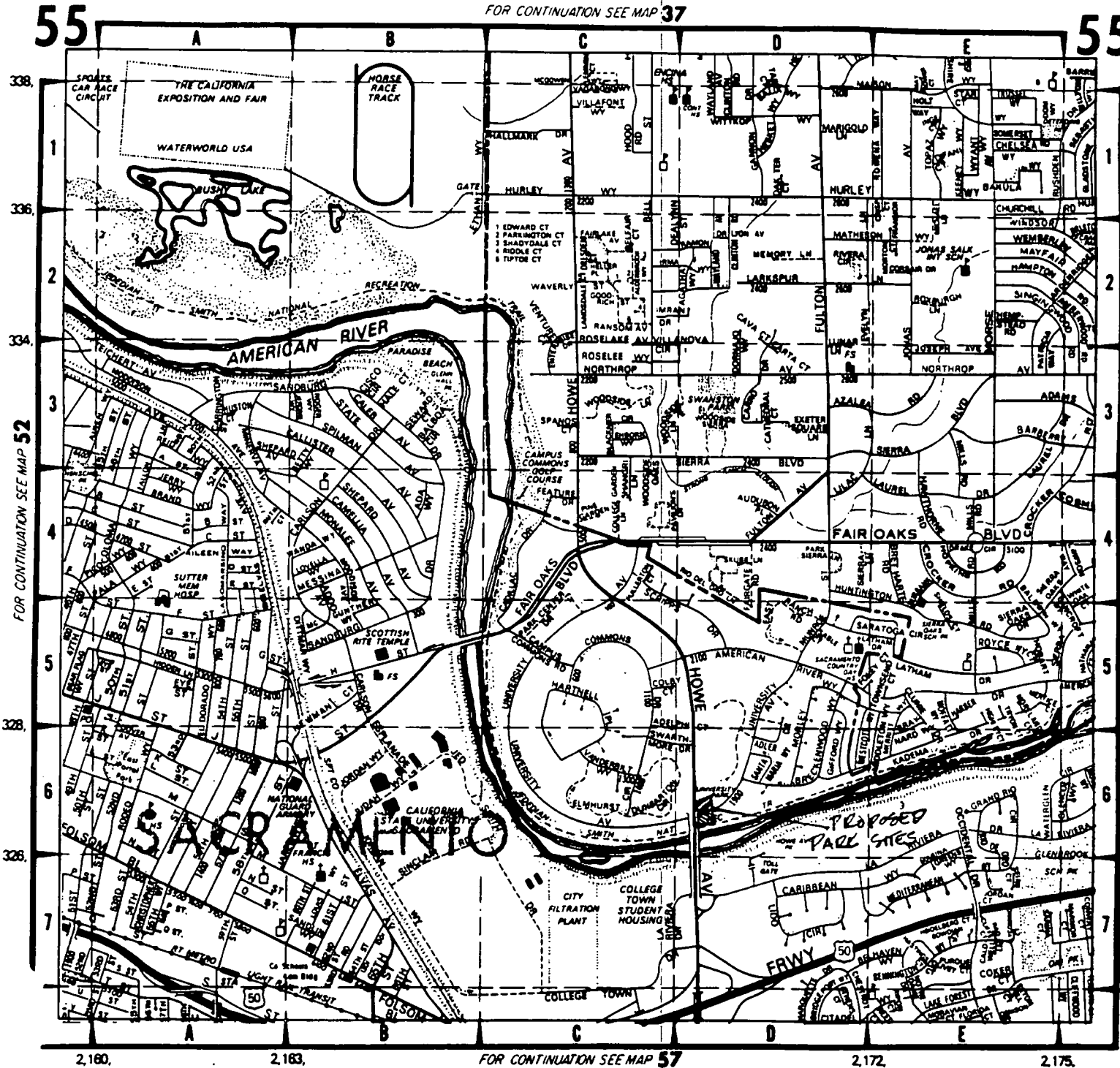
Recreation projects are anticipated to result in beneficial impact to recreational facilities.

20. Cultural Resources

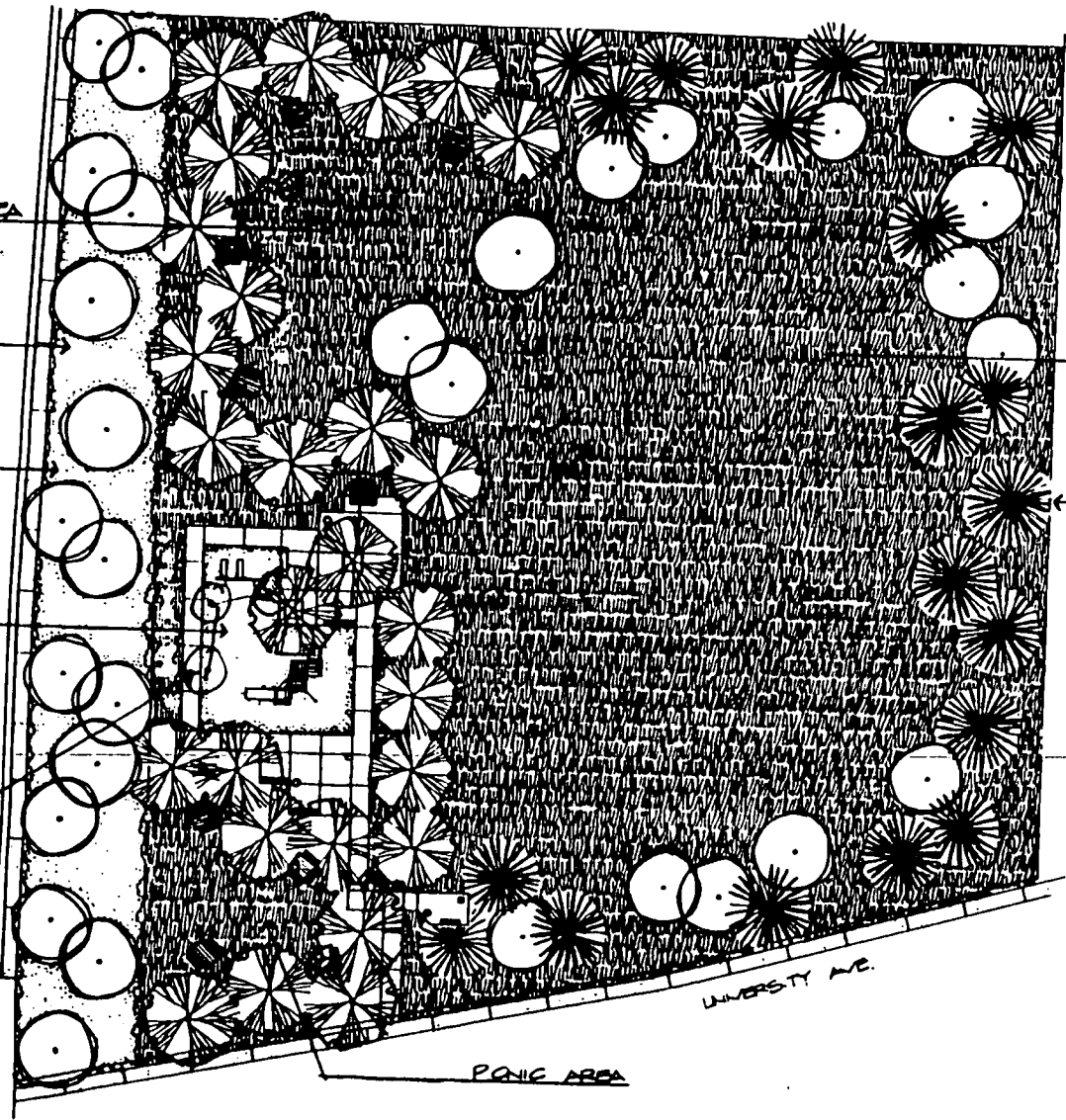
The subject site is not located in a Primary Impact Area as defined by the SGPU (DEIR, pg. V-5). The proposed project is expected to result in less-than-significant impact on cultural resources.

ATTACHMENT B
Locator Map

FOR CONTINUATION SEE MAP 37



UNIVERSITY PARK MASTER PLAN



PICNIC AREA

TREES & COV
 COVER

EDGE-MENT

TOTLOT

3 PYRUS
 CALERIANA
 TO BE
 RELOCATED

HOME AVE

OPEN SPACE

TREE BUFFER

UNIVERSITY AVE

PICNIC AREA

REVISIONS	NO.	DESCRIPTION	DATE BY

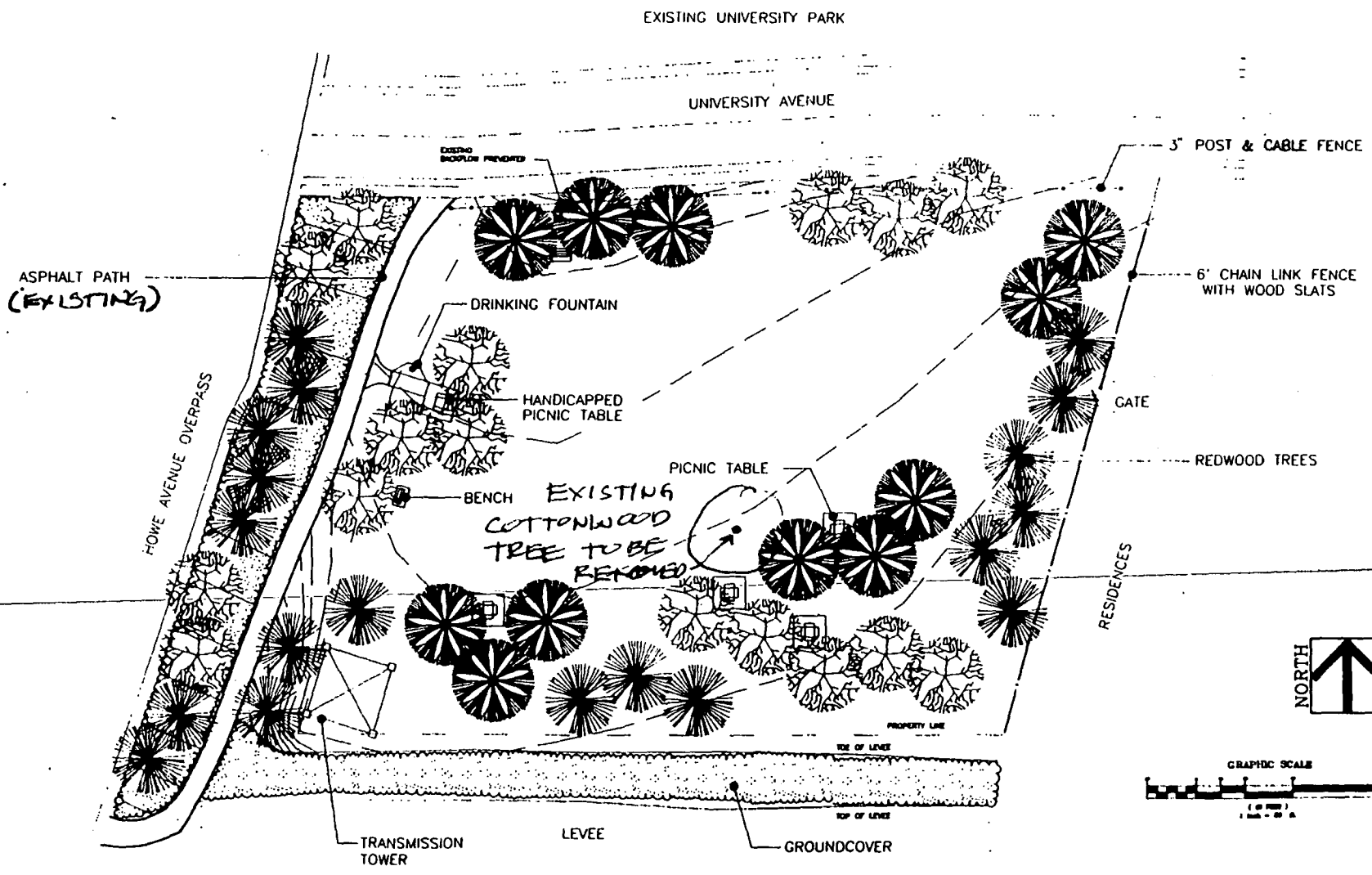
DESIGNED BY J. Sullivan
 LANDSCAPE ARCHITECT
 DATE 7.8.82
 FIELD BOOK _____ SCALE 1"=20'-0"

CITY OF SACRAMENTO
 DEPARTMENT OF PARKS & COMMUNITY SERVICES



KOSKI SULLIVAN
 Landscape Architecture & Planning

EXHIBIT A



ATTACHMENT D
Site Plan - University Park South



REVISIONS	NO.	DESCRIPTION	DATE BY

DRAWN BY CLM
 DESIGNED BY CLM, HSA
 LANDSCAPE ARCHITECT CLM
 DATE 12-22-89
 FIELD BOOK SCALE 1"=50'

CITY OF SACRAMENTO
 DEPARTMENT OF PARKS & COMMUNITY SERVICES



University Park South
Master Plan

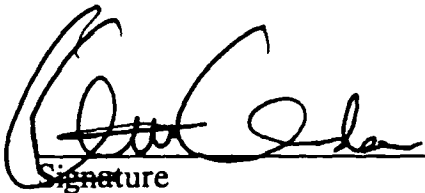
SHEET
 1/2 SHEETS

19

MITIGATION AGREEMENT

I, WALTON UEDA agree to amend the application (CIP LE46) to incorporate the attached mitigation measures in the initial study dated July 13, 1990. I understand that by agreeing to these mitigation measures, all identified potential significant environmental impacts should be reduced below a level of significance, thereby enabling the Environmental Coordinator to prepare a Negative Declaration of environmental impact on the above referenced project.

I also understand that the City of Sacramento is contemplating the adoption of a mitigation monitoring ordinance. I acknowledge that this project, University Park Phase II, would be subject to this ordinance at the time of its adoption and agree to abide by the provisions of such ordinance.


Signature

8-20-90
Date