



DEVELOPMENT SVCS
DEPARTMENT

CITY OF SACRAMENTO

CALIFORNIA

ENVIRONMENTAL
PLANNING SVCS
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ADDENDUM TO AN ADOPTED NEGATIVE DECLARATION

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

(P06-070) The Plaza

The proposed project consists of the necessary entitlements to develop approximately 43,000 square feet of commercial space, and devote 10.7 acres of future medium density residential development in the Natomas Crossing PUD – Alleghany Area #2 Planned Unit Development (PUD) in the North Natomas Community Plan area. The specific entitlements include:

A. **Rezone** to relocate ± 10.7 acres of Shopping Center-PUD (S-C -PUD) zoning and ± 6.8 acres of Limited Commercial -PUD (C-1-PUD) zoning.

B. **Tentative Map** to subdivide two parcels into 8 parcels on ± 17.5 net acres in the S-C-PUD and C-1-PUD zones.

C. **Schematic Plan amendment** to develop approximately 43,000 square feet of commercial development, and devote 10.7 acres to future medium density residential development in the Natomas Crossing Planned Unit development.

D. **Plan Review** to develop approximately 43,000 square feet of commercial space the C-1-PUD zone in the Natomas Crossing Planned Unit Development.

The City of Sacramento, Development Services Department, has reviewed the proposed project and on the basis of the whole record before it, has determined that there is no substantial evidence that the project, as identified in the attached Initial Study, will have a significant effect on the environment. This Addendum to an Adopted Negative Declaration reflects the lead agency's independent judgment and analysis. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Sections 21000, et seq., Public Resources Code of the State of California). This Addendum to an Adopted Negative Declaration has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

A copy of this document and all supportive documentation may be reviewed or obtained at the City of Sacramento, Development Services Department, Environmental Planning Division, 2101 Arena Blvd., 2nd Floor, Sacramento, California 95834.

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

By: *Danella 8/31/04*

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

An Addendum to an Adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary (CEQA Guidelines Section 15164). The City has decided to prepare an Addendum in that none of the following findings necessary to prepare a Subsequent Negative Declaration have been made pursuant to CEQA Guidelines Section 15162:

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

*In June 24, 1997, the City Council ratified the Negative Declaration, adopted the Mitigation Monitoring Plan and approved the necessary entitlements to reconfigure the land use designations and zoning for the 210.75± acre project site establishing Development Area 2 of Natomas Crossing PUD (P96-083). Specific entitlements included: a **Development Agreement** between City and Alleghany Properties, Inc.; **General Plan Amendment** of 210.75± gross acres from 94.7± gross acres Low Density Residential (4-15 dwelling unit per net acre (du/na)), 20.2± gross acres Medium Density Residential (16-29 du/na), 36.1± gross acres Mixed Use, 14.4± gross acres Community/ Neighborhood Commercial and Offices, 8.7± gross acres Public/ Quasi-Public-Miscellaneous, 5.0± gross acres Parks, Recreation, Open Space, 13.2± gross acres Water, 2.7± gross acres Light Rail Alignment, and 15.7± gross acres Roadways to 93.9± gross acres Low Density Residential (4-15 du/na), 13.6± gross acres Medium Density Residential (16-29 du/na), 32.4± gross acres Mixed Use, 16.4± gross acres Community/ Neighborhood Commercial and Offices, 15.4± gross acres Public/ Quasi-Public-Miscellaneous, 5.0± gross acres Parks, Recreation, Open Space, 15.6± gross acres Water, 2.7± gross acres Light Rail Alignment, and 15.7± gross acres Roadways; **1994 North Natomas Community Plan Amendment** of 210.75± gross acres from 65.9± gross acres Low Density Residential (3-10 du/na; target= 7 du/na), 28.8± gross acres Medium Density Residential (7-21 du/na; target= 12 du/na), 20.2± gross acres High Density Residential (11-29 du/na; target= 22 du/na), 14.5± gross acres Employment Center 40, 21.60± gross acres Employment Center 65, 14.4± gross acres Neighborhood Commercial, 2.0± gross acres Elementary School, 2.0± gross acres Community Center, 2.1± gross acres Institution, 2.6± gross acres Civic-Transit, 4.9± gross acres Park, 13.2± gross acres Drainage Canal, 2.7± gross acres Light Rail Alignment, and 15.7± gross acres Roadway to 62.7± gross acres Low Density Residential, 31.2± gross acres Medium Density Residential, 13.6± gross acres High Density Residential, 12.4± gross acres Employment Center 40, 20.0± gross acres Employment Center 65, 16.4± gross acres Neighborhood Commercial, 8.6± gross acres Elementary School, 2.8± gross acres Community Center, 1.0± gross acres Institution, 3.0± gross acres Civic-Transit, 5.0± gross acres Park, 15.6± gross acres Drainage Canal, 2.7± gross acres Light Rail Alignment, and 15.7± gross acres Roadway; **Rezoning** of 210.75± gross acres from 9.90± gross acres Standard Single Family Planned Unit Development (R-1-PUD), 32.95± gross acres Single Family Alternative-PUD (R-1A-PUD), 74.55± gross acres Multi-Family Residential (R-2B-PUD), and 93.35± gross acres Manufacturing, Research and Development-20 percent office-PUD (MRD-20-PUD) to 83.41± gross acres R-1-PUD, 38.23± gross acres R-1A-PUD, 14.04± gross acres Multi-Family-PUD (R-2B-PUD), 16.33± gross acres Employment Center 40 employees per net acre-PUD (EC-40-PUD), 36.04± gross acres EC-65-PUD, 3.01± gross acres Limited Commercial-PUD*

(C-1-PUD), and 19.69± gross acres Shopping Center-PUD (SC-PUD); **Designation of a PUD and Establishment of PUD Guidelines and Schematic Plan** for Natomas Crossing PUD- a portion of Neighborhood #4 of the North Natomas Community Plan consisting of 210.75 acres; **Tentative Master Parcel Map for Alleghany Area #2** to subdivide 5 parcels totaling 210.75± gross acres into 36 master parcels consisting of 11 parcels for low density, single family residential uses; 10 parcels for medium density, single family residential uses; 2 parcels for high density, multi-family residential uses; 1 neighborhood commercial parcel; 1 park parcel; 1 elementary school parcel; 1 community center parcel; 1 civic-transit parcel; and 1 institution parcel for a day care center; **Tentative Map for Phase I - Natomas Crossing** to subdivide 22 proposed master parcels totaling 104.21± gross acres into 574 lots consisting of 292 low density, single family residential lots on 62.71± gross acres; 239 medium density, single family residential lots on 38.24± gross acres; 1 lot for Road F (3.26± acres) and 43 miscellaneous lots consisting of 2 neighborhood entry monument sign lots, 8 open space/ passive park lots, 24 pedestrian/ vehicle access lots within a gated community, 6 entrance landscape/ gate lots within a gated community, 1 recreation center lot within a gated community, 1 lot for RD 1000 drainage, and 1 landscape buffer lot along South Loop Road (Road F); **Subdivision Modification** to allow private streets within a proposed gated community; and **Subdivision Modification** to allow alleys within the Natomas Crossing subdivision

At the time of adoption of the PUD, no uses or building footprints were identified on the Natomas Crossing Schematic Plan. Natomas Crossing PUD is divided into three areas: Area 1 is located at the southeast corner of Truxel Rd. and Del Paso Rd., Area 2 is generally located south of Arena Blvd., east of Airport Rd., west of Natomas East Main Drainage Canal (Steelhead Creek) and north of Fong Ranch area; and Area 3 is located east of I-5, between Del Paso Rd. and San Juan Rd. Total acreage for the Natomas Crossing PUD Area 2 is 210.75± gross acres. The proposed project is located in Area 2 of Natomas Crossing PUD at the southwest corner of Prosper Street and Truxel Road and consists of 17.49± net acres.

Although the addendum provides additional information and evaluation on a project specific level, none of the new information and evaluations will trigger a need for a Subsequent Negative Declaration. The new entitlements for the proposed project are within the scope of analysis of the previously approved entitlements and evaluation and will not result in any new potential environmental impacts or any more severe impacts than those previously evaluated, identified and proposed to be mitigated in the original Natomas Crossing - Alleghany Area #2 Negative Declaration (P96-083).

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

Some changes have occurred since the time the original Negative Declaration was approved. These changes include the approval of the Natomas Basin Habitat Conservation Plan (NBHCP) in May 2003, a change in flood zone designation and the lowering of air quality thresholds of significance, however new information and evaluations are considered technical changes and do not include any new impacts that have not already been discussed in the original Natomas Crossing Alleghany Area #2 PUD Negative Declaration (P96-083).

At the time of approval for the Natomas Crossing Alleghany Area #2 PUD, the proposed project was required to enter into an agreement with the City of Sacramento which provides that no grading permit, building permit, or Notice to Proceed until the City adopts a revised NBHCP and is issued a new ITP by both the USFWS and CDFG. In 2003, the revised NBHCP was approved by the City of Sacramento, USFWS, and CDFG. The NBHCP is a conservation plan supporting application for incidental take permits (ITP) 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 Impact Statement (EIS) was prepared for the National Environmental Policy Act requirement and an Environmental Impact Report (EIR) was prepared for the CEQA requirement. 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. On May 13, 2003, the City of Sacramento approved the NBHCP and EIR/EIS. Then on June 27, 2003, the USFWS issued an ITP on the approved NBHCP and EIR/EIS. The City has an existing CDFG 2081 permit that was amended July 10, 2003 based upon the recently approved NBHCP. The proposed project is located within an area of North Natomas that would be required to comply with all provisions of the NBHCP. The proposed project would be required to comply with all measures identified in the NBHCP.

Since the original Negative Declaration was adopted, the area in which the project site is located has received additional flood protection. It was previously stated that the PUD is within the A99 Flood Zone, an area of the City determined to have less than 100-year flood protection. As of August 28, 2005, the project site is now located within Zone X(shaded), as indicated by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM). Zone X(shaded) is defined as areas of 500-year flood: areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees from 100-year flood. The project site is now protected from at least a 100-year flood. Therefore, the exposure of people and/or property to the risk of injury and damage in the event of a 100-year or lesser flood has been further reduced, a less than significant impact is still anticipated. However, development guidelines must still be abided by which comply with the City of Sacramento's Comprehensive Flood Management Plan.

Since the time of the approval of the Mitigated Negative Declaration for the Natomas Crossing - Alleghany Area 2 PUD project (P96-083), the modeling tool (URBEMIS 2002 for Windows) is now used to estimate both short-term (construction) and long-term (operation) emissions. The most current version of URBEMIS 2002 for Windows is Version 8.7. Based upon the updated modeling tools, the URBEMIS model was run for the currently proposed project to provide an updated estimate of air quality emissions, which are shown below:

Project Type: 43,000 square feet of Commercial Development	Estimated Emissions (Pounds per day)	
	ROG	NOx
Construction 2006	3.34	20.44
Construction 2007	6.77	35.59
Operational	17.65	17.85

As shown above, estimated emissions from construction and development of the currently proposed project are lower than the significant thresholds for ROG and NOx and lower than the estimated emissions in the original negative declaration; therefore, the current project is within the scope of the original analysis of the Negative Declaration. The mitigation measures adopted for air quality impacts of the Natomas Crossing Alleghany Area #2 PUD consisted of SMAQMD standard mitigation measures for construction related emissions and remain applicable to the proposed project and will be required as a condition of approval on the Special Permit and Tentative Map.

The original Negative Declaration (P96-083) requires that an acoustical study be prepared prior to any development. Typical noise currently affecting the project site includes light and heavy vehicle use associated with traffic along Truxel Road. Noise generated by Truxel Road is identified in the "1994 NNCP SEIR, Table 4.6-4". Table 4.6-4 indicates that buildings fronting along Truxel Road within 107 and 231 feet from the roadway centerline would be subjected to 60-65 dB from noise generated by traffic on Truxel Road. The proposed buildings fall within this category. The Noise Element of the City of Sacramento General Plan Update provides land use compatibility guidelines for community noise levels. These guidelines indicate that a normally acceptable land use compatibility criterion of 65 dB Ldn for exterior noise levels at the building facades of office building, business commercial and professional land uses. Noise generated by the airport does not affect the project site. The project site is not within the 65 CNEL noise contours of the Sacramento International Airport Comprehensive Land Use Plan (CLUP).

Uses that are proposed for development surrounding the Sports Complex may be impacted by noise from the existing and proposed stadium to the west of the site. However, retail uses are not considered a sensitive receptor, and stadium events are anticipated to occur in the evenings after normal business hours. Since residential development is not proposed as part of the request, a detailed acoustical study is not required.

The operation of the proposed project is not anticipated to generate noise over and above what was previously analyzed in the North Natomas Community Plan EIR and the Natomas Crossing PUD – Alleghany Area #2 Negative Declaration. During project construction, the operation of heavy equipment will result in a temporary noise increase. The impact of noise from construction is anticipated to be temporary and regulated by the City of Sacramento Noise Ordinance and therefore, will not result in significant noise impacts.

The original Negative Declaration (P96-083) also requires that a Phase 1 Site Assessment be conducted prior to approval of any Special Permit. A Phase 1 site assessment was conducted for the proposed project area by Wallace –Kuhl & Associates dated June 7,1997 which included a field reconnaissance and review of regulatory agency databases. The site assessment report revealed no evidence of Recognized Environmental Conditions (hazardous or toxic materials or any other contamination) in connection with the proposed project parcel.

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

The proposed project description will not result in effects any more severe than what was evaluated in the previous Initial Study/Negative Declaration. Mitigation measures originally adopted are still effective and applicable to the proposed project, except as revised in this addendum to reflect current regulation.

Environmental Checklist Discussion

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

Environmental Setting

The project is located in the City of Sacramento, which lies within the Sacramento Valley Air Basin (SVAB) and is subject to federal, state, and local air quality regulations. The project area lies within the jurisdiction of the Sacramento Metropolitan Air Quality Management District (SMAQMD). The SMAQMD is responsible for implementing emissions standards and other requirements of federal and state air quality laws. Both the federal Environmental Protection Agency and the California Air Resources Board classifies the SVAB as non-attainment for ozone and particulate matter less than 10 microns in diameter (PM₁₀). Carbon monoxide (CO) is designated as unclassified/attainment (California Air Resources Board, 1998). Motor vehicle emissions are the dominant source of CO in Sacramento County (SMAQMD, 1994). Ozone problems and localized CO increases in the Sacramento region resulting from traffic associated with SGPU buildout represent unavoidable significant adverse impacts (SPGU DEIR, Z-60 and Z-67). For the 1986-2006 SGPU, a Statement of Finding and Overriding Considerations was adopted by the City Council to address unavoidable significant adverse impacts to air quality.

Standards of Significance

Ozone and Particulate Matter An increase in short-term effects (construction) of nitrogen oxides (NO_x) above 85 pounds per day and an increase in long-term effects (operation) of either ozone precursor, nitrogen oxides (NO_x) and/or organic gases (ROG), above 65 pounds per day would result in a significant impact. An increase of PM₁₀ above 275 pounds per day would result in a significant impact and require mitigation.

Carbon Monoxide. The pollutant of concern for sensitive receptors is carbon monoxide (CO). Motor vehicle emissions are the dominant source of CO in Sacramento County (SMAQMD, 1994). For purposes of environmental analysis, sensitive receptor locations generally include parks, sidewalks, transit stops, hospitals, rest homes, schools, playgrounds and residences. Commercial buildings are generally not considered sensitive receptors. Carbon monoxide concentrations are considered significant if they exceed the 1-hour state ambient air quality standard of 20.0 parts per million (ppm) or the 8-hour state ambient standard of 9.0 ppm (state ambient air quality standards are more stringent than their federal counterparts).

Answers to Checklist Questions

Questions A and B

Operational Impacts: In order to assess whether mobile source emissions for ozone precursor pollutants (NO_x and ROG), PM₁₀ and CO are likely to exceed the standards of significance due to operation of the project once completed, an initial project screening was performed using Table 4.2 in the SMAQMD *Guide to Air Quality Assessment* (July 2004). This table provides project sizes for land use types which, based on default assumptions for modeling inputs using the URBEMIS 2002 for Windows 8.7.0 model, are likely to result in mobile source emissions exceeding the SMAQMD thresholds of significance for these pollutants. For projects approaching or exceeding the thresholds indicated in the table, a more detailed analysis is required. Those projects that do not approach or exceed the threshold levels in the table can be conservatively assumed not to be associated with significant emissions of NO_x, ROG, PM₁₀ and CO.

Projects categorized as “General Office” land use development types are considered potentially significant at the NO_x Screening Level for operational impacts at 841,000 square feet or more. The square footage of the proposed project is 44,000 square feet, which is below the Table 4.2 criteria for “Office Park, General Office” uses. Based upon the estimated emissions of the proposed project and the characteristics of the activities to be contained within the proposed project, impacts to sensitive receptors are anticipated to be less-than-significant. Therefore, no potentially significant operational impacts are expected to air quality due to mobile source emissions for these criteria pollutants.

Although not under consideration at this time, 10.7 acres are being set aside for future development as medium density residential. At a maximum, this site could accommodate 310 units. Projects categorized as “Single Family Residential” land use development types are potentially significant NO_x Screening Level for operational impacts at 656 units. The units of proposed project could be at maximum 310 units, which is below the Table 4.2 criteria for “Single Family Residential” uses. Based upon the estimated emissions of the proposed project and the characteristics of the activities to be contained within the proposed project, impacts to sensitive receptors are anticipated to be less-than-significant. Therefore, no potentially significant operational impacts are expected to air quality due to mobile source emissions for these criteria pollutants with this future project.

Project-Related Construction Impacts: Projects categorized as “General Office” land use development types are considered potentially significant at the NO_x Screening Level for construction impacts at 77,000 square feet or more. The square footage of the proposed project is 43,000 square feet, which is below the Table 4.2 criteria for “Office Park” uses. The project was also screened for potential impacts to air quality due to construction of the proposed project, also using Table 4.2 in the SMAQMD *Guide to Air Quality Assessment* (July 2004) as described above. However, since the original project utilized methods for estimating emissions, which are now outdated, URBEMIS 2002 for Windows, Version 8.7.0, was used to estimate emissions from the proposed project.

Construction-related emissions would result from site preparation and grading activities (rough grading has already occurred), construction worker commute trips, mobile and stationary construction equipment exhaust, and asphalt paving. Unmitigated emissions from both site grading and construction activities were estimated using URBEMIS 2002 for Windows, Version 8.7.0 and are shown below. Table 3.1 in the SMAQMD *Guide to Air Quality Assessment* (July 2004) was used for the construction equipment assumptions, which include a grader, off highway truck, and a dozer. The maximum emissions per day were calculated based on a 12-month construction schedule, assuming 17.49± acres of total land area to be graded and developed.

Unmitigated Construction NOx emissions:

20.44 lbs/day in 2006

35.59 lbs/day in 2007

As shown, the calculated unmitigated NOx emissions do not exceed the construction-related threshold of 85 lbs/day. Therefore, air quality impacts associated with the proposed project are anticipated to be less-than-significant.

Additionally, construction would be required to comply with Sacramento City Code (Title 15.40.050 Construction Site Regulations, Control Dust and Mud), SMAQMD's Rule 201 on the General Permit Requirements, Rule 403 on Fugitive Dust, Rule 435 on using compliant asphalt paving materials and Rule 442 on Architectural Coatings. Compliance with these codes and rules will further ensure impacts from construction activities will remain less-than-significant. Further, the original Negative Declaration required mitigation measures to ensure each project complied with the requirements of the NNCP for less than significant impacts on air quality.

Mitigation Measures

No new or revised mitigation is required.

Findings

The proposed project would result in a less-than-significant impact to air quality.

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

Question A

The Natomas Crossing PUD - Alleghany Area #2 is located within the Natomas Basin, a low lying area in the Sacramento Valley, located east of the Sacramento River and north of the American River. The entire PUD has been graded and HCP fees paid. Since that time, in 2003, the NBHCP was approved by the City of Sacramento, USFWS, and CDFG. On May 13, 2003, the City of Sacramento approved the NBHCP and EIR/EIS. Then on June 27, 2003, the USFWS issued an ITP on the approved NBHCP and EIR/EIS. The City has an existing CDFG 2081 permit that was amended July 10, 2003 based upon the recently approved NBHCP. As required under Mitigation Measure #6 from the original negative declaration, the proposed project is located within an area of North Natomas that would be required to comply with all remaining provisions of the NBHCP. Therefore, the project may proceed subject to compliance with the applicable provisions of the NBHCP, to ensure that impacts are reduced to less-than-significant levels.

During a site visit for this proposed project, a pair (2) of burrowing owls was spotted at the project site roosting on a sign on the southeast corner of Truxel Road and Prosper Street, which indicates an active nest site with chicks hatched. Therefore, according to the requirements under NBHCP, the Department of Fish and Game shall be contacted regarding possible mitigation measures. With the presence of burrowing owls on the project site it will be the responsibility of the applicant to prepare a plan for relocation of the burrowing owls to a suitable site. With mitigation measures listed below, the proposed project will have a less than significant impact on special status species.

Mitigation Measures

Based on updated protocol from the Department of Fish and Game the applicant shall comply with the following updated mitigation measure #8 from the original negative declaration related to reducing the impact of the project on burrowing owls:

1. Immediately prior to grading permit, the applicant/ developer shall hire a qualified biologist to perform a pre-construction survey of the site to determine if any burrowing owls are using the site for foraging or nesting. If any nests 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 prior to the commencement of any grading or construction activities.
2. If future surveys reveal the presence of burrowing owls on the project site, the applicant/ developer shall prepare a plan for relocation of the burrowing owls to a suitable site. At a minimum, the plan must include the following:
 - 1) the location of the birds (and nests) proposed to be relocated;
 - 2) the location of the proposed relocation site;
 - 3) the number of owls involved and the time of year when the relocation is proposed to take place;
 - 4) the name and credentials of the biologist who will be retained by the applicant to move the birds (and nests);
 - 5) the proposed method of capture and transport for the owls to the new site;
 - 6) a description of the site preparations at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control, etc.); and
 - 7) a description of efforts proposed to follow-up and/or monitor the relocation.

Question B and C

The proposed project site is on vacant land that has been graded. There are no trees located on the site that would meet the requirements of a Heritage sized tree. As described in the original Negative Declaration, none of the wetlands found on the project site fell within the jurisdiction of the Army Corps of Engineers (ACOE). Additionally, mitigation measures were included in the original Negative Declaration addressing the impacts to non-jurisdictional wetland habitat, which states the following:

Prior to the recordation of the Final Master Parcel Map and any subsequent phases, the applicant shall provide the City with a US Army Corps of Engineers approved map delineation of the on-site acreage and location of jurisdictional waters (seasonal wetlands) of the United States. And the applicant shall secure a Corps 404 permit, if required. The Final Master Parcel Map, and any subsequent phases, shall show the delineation of all jurisdictional waters (seasonal wetlands) of the United States per the approved Corps map.

Prior to recordation of the Final Master Parcel Map, the Tentative Master Parcel Map shall be revised to accommodate the Corps identified seasonal wetlands. Each contiguous seasonal wetland site shall be fully contained on a minimum of one master parcel. This configuration will allow the integrity of the resource to be maintained, and adequate mitigation to be implemented prior to development or conveyance of the newly created parcel.

A recent wetlands assessment report was prepared by Gibson and Skordal for the proposed project site dated August 2, 2006. Tom Skordal visited the site on July 18, 2006, and observed evidence that water had ponded on portions of the property this past winter and spring. He explained that it was possible that the conditions could have resulted from altered hydrology but was more likely from abnormal rainfall. The actual rainfall for October 2005 through May 2006 was 24.86 inches (141 percent of average). Based on this information, it was concluded that the conditions he observed on the site were reflective of the recent above normal rainfall and not reflective of normal conditions, and even if these wetlands were present under normal conditions, they would be considered isolated and non-jurisdictional. As a result Mitigation Measure #7 from original Negative Declaration is no longer applicable.

Therefore, the proposed project is anticipated to have a less than significant impact on locally designated species and wetland habitat.

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

ANSWERS TO CHECKLIST QUESTIONS

QUESTIONS A AND B

Noise generated by the Sacramento International Airport does not affect the project site (NNCP EIR, pg. 4.6-12). The project site is not within the 65 CNEL noise contours of the Sacramento International Airport Comprehensive Land Use Plan (CLUP). Noise generated by I-80 and other major streets is identified in the 1994 NNCP SEIR, Exhibit 4.6-4. The Exhibit indicates that no portion of the project site would be subject to 60dB CNEL or greater dB. The proposed office park is not considered a sensitive noise receptor, however, the City of Sacramento General Plan Update provides land use compatibility guidelines for community noise levels. These guidelines indicate that the normally acceptable land use compatibility criterion is 65 dB Ldn for exterior noise levels at the building façade of business and commercial land uses. The proposed buildings will be built according to industry standards, which require closed windows and doors, and will result in an exterior to interior noise attenuation of 28 to 38 dB. This will result in noise levels below 40 dB during peak hour traffic conditions, provided windows and doors are closed. Therefore, the proposed project will not be subjected to significant noise levels. The operation of the proposed project is not anticipated to generate noise over and above what was previously analyzed in the North Natomas Community Plan EIR and the Natomas Crossing PUD – Alleghany Area # 2 Negative Declaration.

During project construction, the operation of heavy equipment will result in a temporary noise increase. The impact of noise from construction is anticipated to be temporary and regulated by the City of Sacramento Noise Ordinance and therefore, will not result in significant noise impacts.

The future medium density residential uses would be subject to the General Plan thresholds for exterior noise at an acceptable level of 60dB. Specific evaluation of the noise impacts for existing noise sources on the future residential development will be done at the time an application is received for development of that site.

MITIGATION MEASURES

No mitigation is required.

FINDINGS

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

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

Question B

Since the original Natomas Crossing Alleghany Area #2 Negative Declaration (P96-083) was adopted, the area in which the project site is located has received additional flood protection. It was previously stated that the PUD is within the A99 Flood Zone, an area of the City determined to have less than 100-year flood protection. As of August 28, 2005, the project site is now located within Zone X(shaded), as indicated by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM). Zone X(shaded) is defined as areas of 500-year flood: areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees from 100-year flood. The project site is now protected from at least a 100-year flood. As a result Mitigation Measures #4 and #5 from original Negative Declaration is no longer applicable. Mitigation Measure #4 required that the applicant obtain a Conditional Letter of Map Revision (CLOMR) from FEMA or elevate the building a minimum of one foot above the base flood elevation. Mitigation Measure #5 required compliance with the Comprehensive Flood Management Plan.

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

ANSWERS TO CHECKLIST QUESTIONS

QUESTION D

The Negative Declaration for Natomas Crossing – Alleghany Area #2 required as a condition of approval that a Phase 1 Preliminary Site Assessment (PSA) must be conducted prior to approval of any future development. An Environmental Site Assessment Update was conducted for the proposed project parcel by Wallace –Kuhl and Associates in June 1997. The survey included a field reconnaissance and review of regulatory agency databases. The site assessment update has revealed no evidence of Recognized Environmental Conditions (hazardous or toxic materials or any other contamination) in connection with the proposed project parcel. Wastes and petroleum products used during construction are required to be collected and removed from the project site in accordance with the Resource Conservation and Recovery Act regulations and Fed/OSHA standards. Therefore, with the documented results, and the site remaining undeveloped since then, it is anticipated that that the proposed project will have less than significant impacts from potential health hazards.

MITIGATION MEASURES

No mitigation is required.

FINDINGS

The proposed project would result in less-than-significant impacts regarding human health

The Plaza (P06-070)

Addendum to an Adopted Negative Declaration

The following information is provided as a minor revision in the language of the Initial Study/Negative Declaration for the The Plaza project (P06-070). All responses to the California Environmental Quality Act (CEQA) Guidelines checklist questions, project impact analysis, and mitigation measures contained in the original Initial Study/Negative Declaration remain the same unless modified or replaced by the addendum information provided below.

PROJECT INFORMATION

File Number/Project Name:

P06-070/ The Plaza

Project Location:

The proposed property is located south of Arena Blvd., west of Truxel Road, east of Innovator Drive, in the Natomas Crossing Alleghany Area 2 PUD, in the North Natomas Community Plan of the City of Sacramento. (APN: 225-1250-002 and 005).

Existing Plan Designations and Zoning:

The proposed project is located within the North Natomas Community Plan (NNCP) area. The 1986-2006 Sacramento General Plan designation for the site is Community Neighborhood Commercial and Offices. The SNCP designates the site as Village Commercial. The site is zoned SC-PUD and C-1 PUD.

Other Project Studies/Reports/References:

All documents are available at the City of Sacramento, Development Services Department, 2101 Arena Boulevard, Suite 200, Sacramento, CA 95834.

- City of Sacramento General Plan Update EIR, 1988
- 1986 North Natomas Community Plan SEIR, 1993
- City of Sacramento Zoning Ordinance
- Natomas Crossing Area 2 PUD Negative Declaration (P96-083) (attached)

Project Background:

In June 24, 1997, the City Council adopted the Negative Declaration, Mitigation Monitoring Plan, General Plan Amendments, Community Plan Amendments, Rezone, Development Agreement, Master Tentative Map and PUD/Schematic Plan establishing Development Area 2 of Natomas Crossing Alleghany Area 2 PUD (P96-083). At the time of adoption, no uses or building footprints were identified on the Natomas Crossing Schematic Plan. Natomas Crossing PUD is divided into three areas: Area 1 is located at the southeast corner of Truxel Rd. and Del Paso Rd., Area 2 is generally located south of Arena Blvd., east of

Airport Rd., west of Natomas East Main Drainage Canal (Steelhead Creek) and north of Fong Ranch area; and Area 3 is located east of I-5, between Del Paso Rd. and San Juan Rd. Total acreage for the Natomas Crossing PUD is 210.75± gross acres. The proposed project consists of the development of 43,000 square feet of commercial development and to devote 10.7 acres (a maximum of 310 units) of future medium density residential development which is consistent with the Natomas Crossing Alleghany Area #2 PUD.

Project Purpose:

The purpose of the proposed project is to obtain the necessary entitlements to develop a 43,000 square foot corporate office project consistent with the General Plan, the North Natomas Community Plan and the Natomas Crossing Planned Unit Development Guidelines and set aside 10.7 acres for medium density residential (maximum of 310 units) to be developed under separate permit.

Project Components:

The proposed project consists of the necessary entitlements to develop approximately 43,000 square feet of commercial space, and devote 10.7 acres of future medium density residential development in the Natomas Crossing PUD – Alleghany Area #2 Planned Unit Development (PUD) in the North Natomas Community Plan area. The specific entitlements include:

- A. **Rezone** to relocate ±10.7 acres of Shopping Center-PUD(S-C -PUD) zoning and ± 6.8 acres of Limited Commercial -PUD (C-1-PUD) zoning.
- B. **Tentative Map** to subdivide two parcels into 8 parcels on ±17.5 net acres in the S-C-PUD and C-1-PUD zones.
- C. **Schematic Plan amendment** to develop approximately 43,000 square feet of commercial development, and devote 10.7 acres to future medium density residential development in the Natomas Crossing Planned Unit development.
- D. **Plan Review** to develop approximately 43,000 square feet of commercial space the C-1-PUD zone in the Natomas Crossing Planned Unit Development.

Environmental Effects:

This proposal has been evaluated under the City of Sacramento’s Natomas Crossing – Alleghany Area #2 Negative Declaration (P96-083). The purpose of the following analysis is to provide documentation for the environmental checklist, as well as to provide a factual basis for determining whether the proposed project will have a significant effect on the environment beyond what has already been evaluated under CEQA. The prior Negative Declaration evaluated the entitlements for the development plan for the Planned Unit Development (PUD), which the project site is situated. The current proposal will not create significant impacts over and above those previously evaluated with the original Natomas Crossing - Alleghany Area #2 PUD Negative Declaration (P96-083). The analysis of the prior Negative Declaration is hereby reaffirmed. The Negative Declaration is available at the Development Services Department, 2101 Arena Blvd., Ste. 200, Sacramento, CA 95834 and attached.

- Attachment A: Vicinity Map**
- Attachment B: Site Plan**
- Attachment C: Natomas Crossing - Alleghany Area # 2 PUD Negative Declaration (P96-083)**

Vicinity Map

Vicinity Map for The Plaza



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WARNING: This map does not meet national map accuracy standards and cannot be used for engineering pur



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Development Services
Department

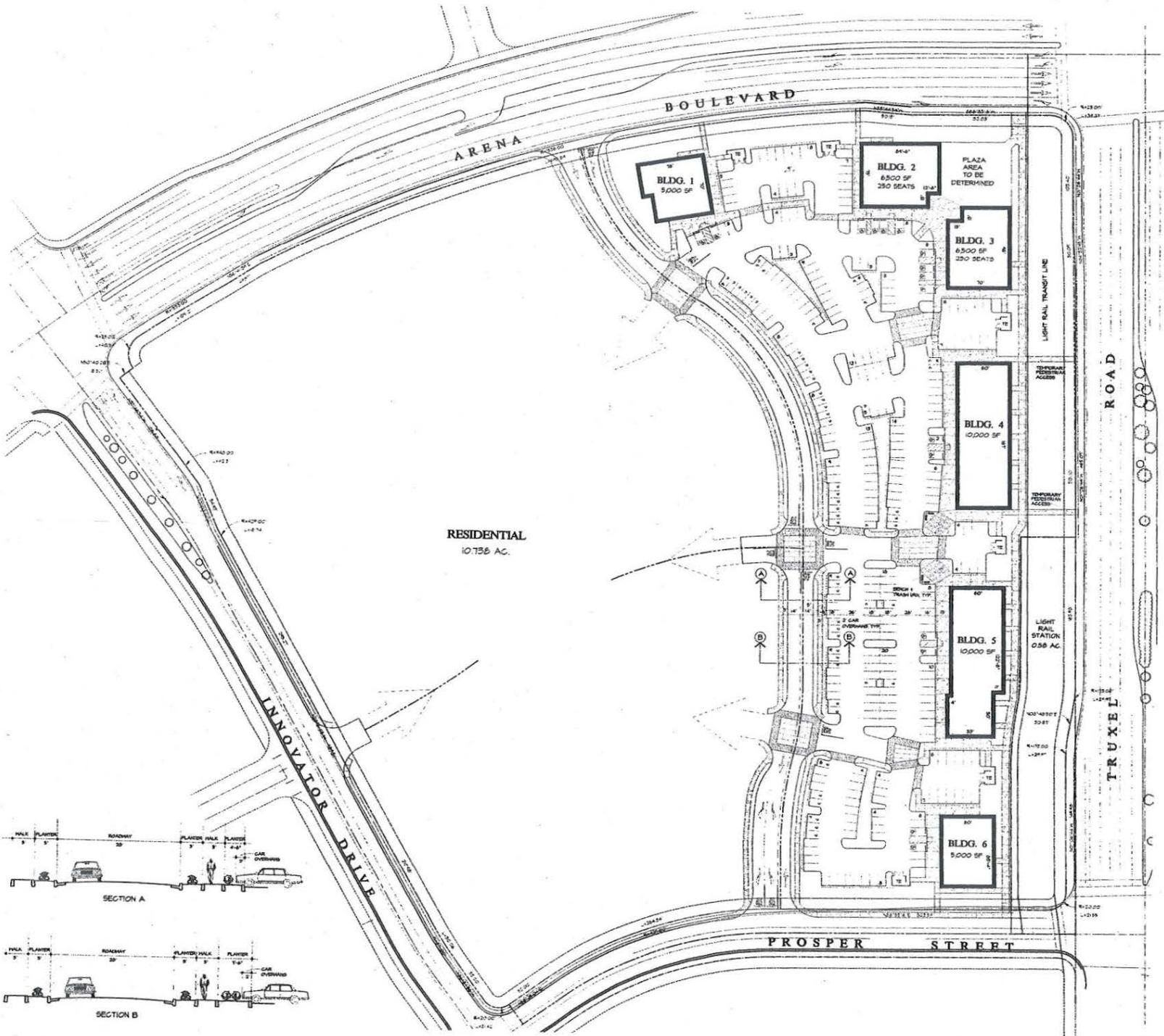
Geographic
Information
Systems

Vicinity Map P06-070



June 1, 2006

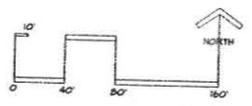
Site Plan



STATISTICS

SITE AREA	6,732 AC.
BLDG. 1	5,000 SF
BLDG. 4	10,000
BLDG. 5	10,000
BLDG. 6	5,000
TOTAL BLDG. AREA	30,000 SF
LESS RESTAURANT SPACE	5,000
TOTAL RETAIL AREA	25,000 SF
PARKING REQUIRED @ 1 / 250 SF	100 STALLS
IN-LINE RESTAURANT SPACE 5,000 SF	180 SEATS
BLDG. 2 (RESTAURANT) 6,500 SF	250 SEATS
BLDG. 3 (RESTAURANT) 6,500 SF	250 SEATS
TOTAL	680 SEATS
PARKING REQUIRED @ 1 / 3 SEATS	227 STALLS
TOTAL PARKING REQUIRED	521 STALLS
TOTAL PARKING PROPOSED	521 STALLS
TOTAL COMPACT SPACES	54 STALLS (16.5 %)
OPTION	
BLDG. 1 (FINANCIAL)	5,000 SF
BLDG. 6 (FINANCIAL)	5,000
TOTAL	10,000 SF
PARKING REQUIRED @ 1 / 400 SF	25 STALLS
TOTAL PARKING REQUIRED	312 STALLS
TOTAL PARKING PROPOSED	321 STALLS
TOTAL COMPACT SPACES	54 STALLS (16.5 %)

**ARENA & TRUXEL
CITY OF SACRAMENTO
CALIFORNIA**



SITE PLAN

Job Number	108-27	Sheet	A1
Date	10.09.05	Drawn	PH
Revised	02.11.05	of	

**Rauschenbach
Marvelli
Becker**
ARCHITECTS

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