City of Sacramento
City Council

915 I Street, Sacramento, CA, 95814
www.CityofSacramento.org

Meeting Date: **5/22/2012** **Report Type:** Consent

Title: Shasta Park 4MG Water Reservoir and Pump St. Project (Z14005400) and Approval of Purchase of Real Property Located at 8380 Kastanis Way

Report ID: 2012-00433

Location: 8380 Kastanis Way, District 8

Recommendation: Pass a Resolution adopting the revised Mitigated Negative Declaration and the Mitigation Reporting Program for the Shasta Park 4MG Water Reservoir and Pump St. Project (Project); and 2) Pass a Motion approving the Project, as described in the revised Initial Study, and authorizing the City Manager or the City Manager's designee to execute the Agreement for Purchase and Sale of Real Property, and any other related documents, between the City of Sacramento and the Housing Authority of the City of Sacramento.

Contact: Richard Sanders, Real Property Agent, (916) 808-7034; Dan Sherry, Supervising Engineer, (916) 808-1419; Tom Buford, Senior Planner, (916) 808-7931, General Services Department

Presenter: None
Department: General Services Dept
Division: Real Estate/Asset Management
Dept ID: 13001551
Attachments:

1-Description/Analysis
2-Attachment 1 Background
3-Attachement 2 Map
4-Attachment 3 Site Plan
5-Attachment 4 Agreement
6-Resolution
7-Exhibit A MRP
8-Exhibit B MND
9-Exhibit C Comment Letters

City Attorney Review
Approved as to Form
Joe Robinson
5/9/2012 4:21:04 PM

City Treasurer Review
Reviewed for Impact on Cash and Debt
Russell Fehr
5/7/2012 10:30:54 AM

Approvals/Acknowledgements

Department Director or Designee: Reina Schwartz - 5/7/2012 1:47:56 PM 1

Eileen Teichert, City Attorney Shirley Concolino, City Clerk Russell Fehr, City Treasurer
John F. Shirey, City Manager

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Description/Analysis

Issue: The 2005 Water Master Plan concluded that a water reservoir should be constructed in the southeast portion of Sacramento to help maintain service pressure through peak demand periods, and to provide additional emergency and fire suppression water supply. The Department of Utilities (DOU) identified a suitable vacant property adjacent to Shasta Park upon which to construct the reservoir, and environmental review of the proposed project has been performed in accordance with the California Environmental Quality Act (CEQA). In order to construct the proposed Shasta Park Reservoir, acquisition of the property located at 8380 Kastanis Way is required. This property is currently owned by the Housing Authority of the City of Sacramento (Housing Authority). The City has negotiated with the Housing Authority to purchase the property for $580,000, which was determined by an independent appraisal to be the fair market value.

Policy Considerations: The Shasta Park Reservoir Project, which will provide for a 4 million gallon (4MG) reservoir and on-site water well, is consistent with both City and regional water planning efforts. The Project location and proposed site plan for the Project are shown on Attachments 2 and 3.

Environmental Considerations:

California Environmental Quality Act (CEQA): The Initial Study (IS) prepared for the Shasta Park Reservoir project determined that the proposed project is an anticipated subsequent project of the 2030 General Plan Master Environmental Impact Report (EIR), that the proposed project is consistent with the 2030 General Plan land use designation for the project site, that the discussions of cumulative impacts, growth-inducing impacts, and irreversible significant effects in the Master EIR are adequate for the proposed project, and that the proposed project would have additional significant environmental effects not previously examined in the Master EIR. The project-specific effects have been mitigated to a less-than-significant level. A Mitigated Negative Declaration (MND) was prepared and circulated for public review for a 30-day period from April 13, 2011, to May 12, 2011.

Three comment letters on the MND were received during the public review process. The comment letters are from the State Clearinghouse, Caltrans, and Sacramento Central Groundwater Authority and are included as an attachment (Exhibit C) to this staff report. The comment letters provided several general recommendations but do not raise issues requiring any modifications to the IS/MND.

After circulation of the IS/MND, the City decided to move the location of the Reservoir site to the eastern portion of the parcel being purchased. Staff has revised the IS/MND to reflect the location change and minor modifications. The revisions do not result in new impacts not previously identified and mitigated and do not require recirculation of the IS/MND. The Environmental Services Manager has determined that adoption of the Revised Mitigated Negative Declaration and the Mitigation Reporting Program (MRP) are appropriate actions under CEQA. The revised IS/MND for the Shasta Park Water Reservoir Project is available at the Community Development Department's webpage located at the following link:

http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/

Sustainability: The Project has been reviewed for consistency with the goals, policies, and targets of the Sustainability Master Plan and the 2030 General Plan. The Project will advance these goals, policies, and targets by ensuring that the City continues to provide an adequate and safe water supply to its customers.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: Adoption of the revised MND and MRP for the Project, approval of the Project, and approval of the Purchase and Sale Agreement of Real Property (Attachment 4) will allow the City to acquire the parcel needed to construct the Project.

Financial Considerations: The City will pay $580,000 to the Housing Authority for the purchase of the parcel of land located at 8380 Kastanis Way. Adequate funding is available in the Shasta Park 4MG Reservoir and Pump St. Project (Z14005400, Water Development Fees Fund (6001)). The General Fund is not impacted by this expenditure.

Emerging Small Business Development (ESBD): No goods or services are being purchased as a result of this report.

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Background

The 2005 Water Master Plan concluded that a finished water reservoir should be constructed in the southeast portion of Sacramento to help maintain service pressure through peak demand periods, and to provide additional emergency and fire suppression water supply.

The Project includes the construction, operation and maintenance of an above-ground 4 million gallon (4MG) water reservoir, groundwater well, water treatment system, and pump station. The groundwater well will have a capacity of 2MG per day. On site water treatment will also have a capacity of 2MG per day, while the pump station will have a capacity of 15MG per day. The reservoir will be constructed of reinforced concrete or welded steel. Other site improvements will include a perimeter wall and landscaping. Additional information describing the Project is provided in the revised Initial Study (see Exhibit B).

The Project does not include construction of public roads on the property. The reservoir site will be situated such that as future development of the area requires extension of public roadways, the site can accommodate these roads. Construction of the future roads will be the responsibility of any future, unrelated project that requires them.

The property where the project will be constructed currently is owned by the Housing Authority. This property consists of approximately 5.31 +/- acres of vacant land, identified as APN 117-0182-023. The Housing Authority originally acquired the property using funds from the U.S. Department of Housing and Urban Development (HUD), and is therefore required to sell the property as a whole, rather than selling off a portion of the property. Therefore, the City has negotiated with the Housing Authority to purchase the entire parcel for $580,000, which represents the current fair market value as determined by an independent appraisal.

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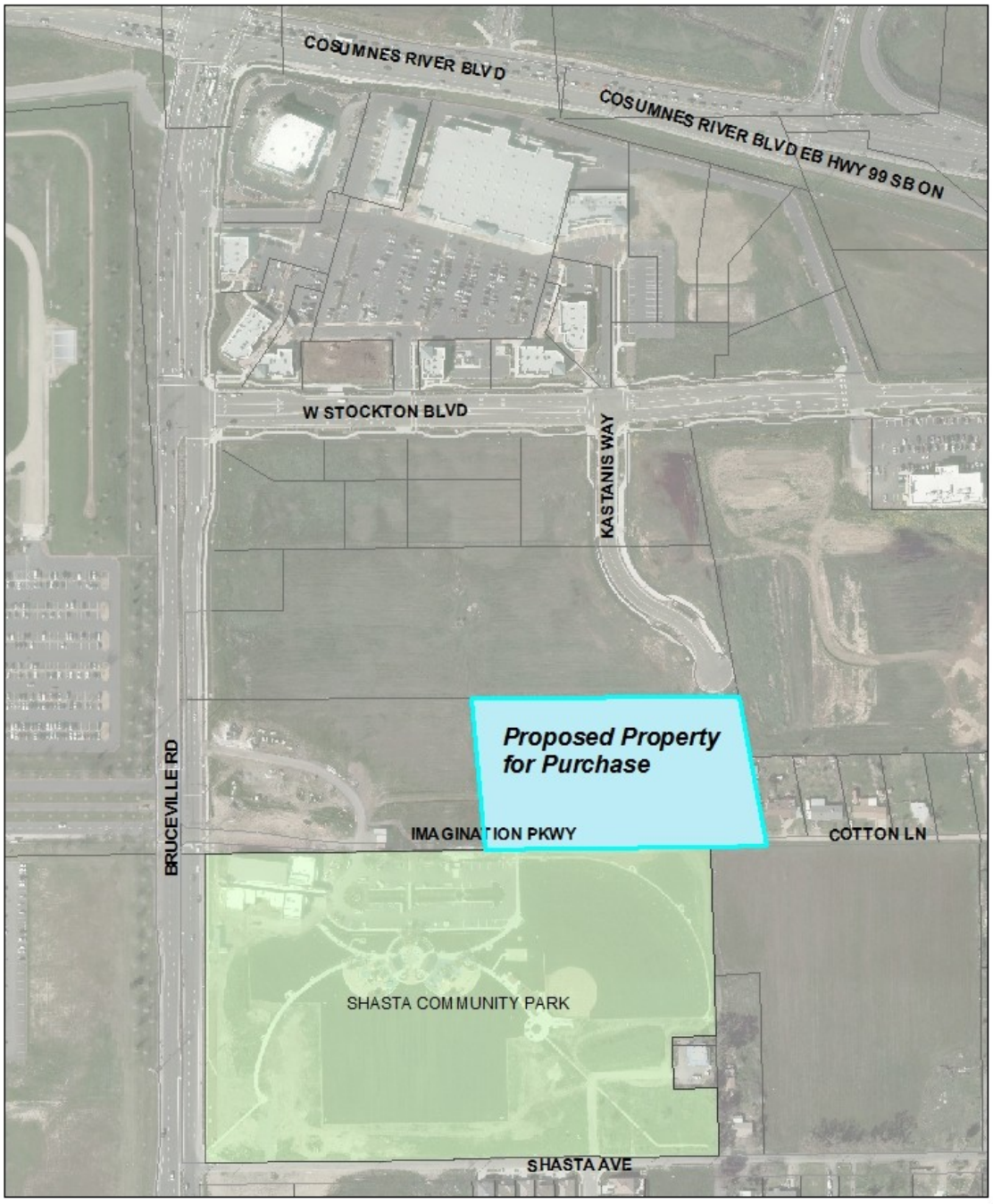
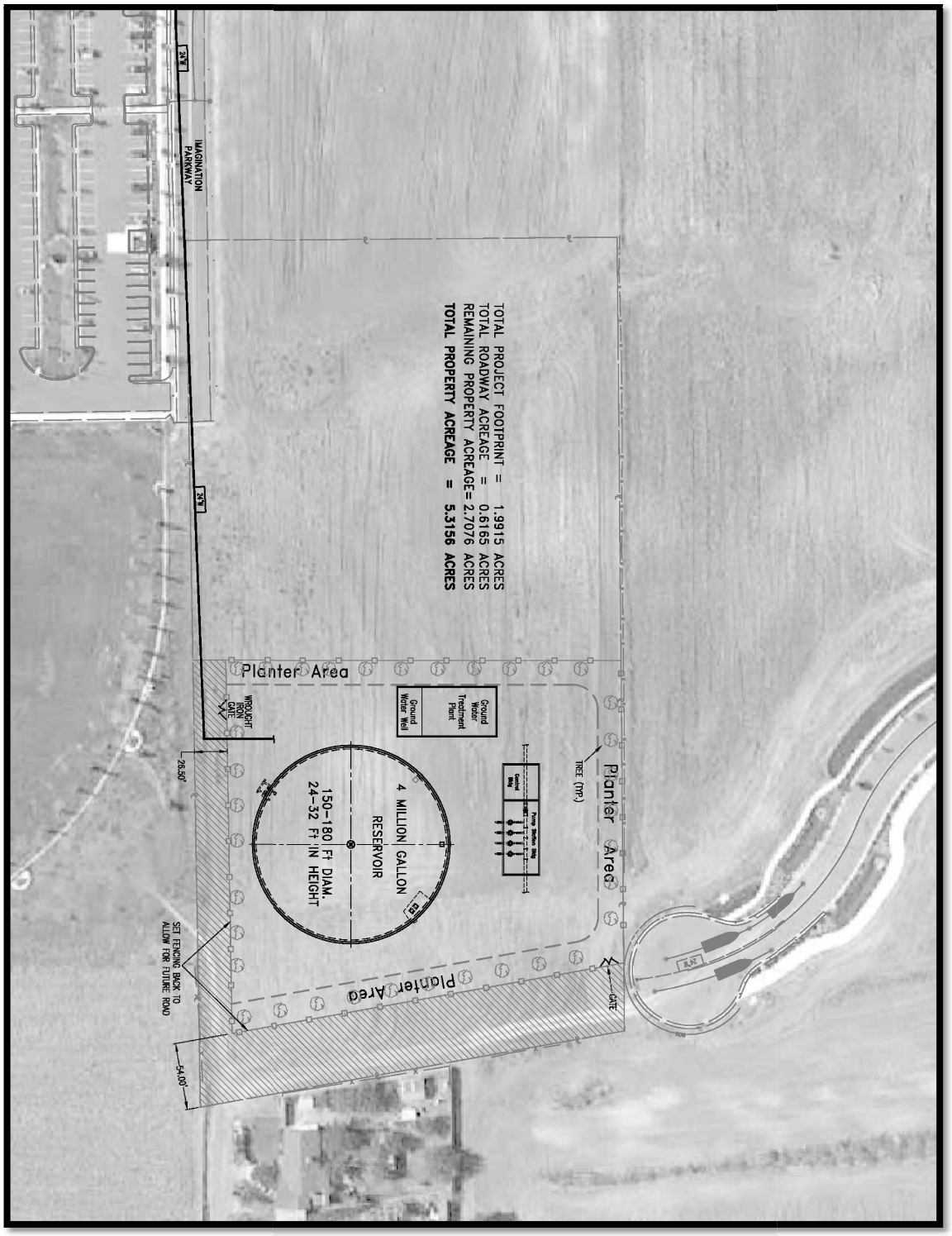
Attachment 2

LOCATION MAP
CITY OF SACRAMENTO
SHASTA PARK RESERVOIR-PROPOSED
Z14005400



Attachment 3

SHASTA PARK RESERVOIR PRELIMINARY SITE PLAN



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File No.: ACQ-09-06-00
Project: Kastanis Way
WO: 532010
APN: 117-0182-023
Escrow #: 404-8808
Title Company: Placer Title Company
Date of Title report: August 30, 2010

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This Agreement for Purchase and Sale of Real Property ("Agreement") dated March 20, 2012 for reference purposes is executed by and between **HOUSING AUTHORITY OF THE CITY OF SACRAMENTO**, a public body, corporate and politic, 801 12th Street, Sacramento, California 95814 ("Seller"), and the **CITY OF SACRAMENTO,** a municipal corporation ("Buyer").

WHEREAS, Buyer desires, subject to the discretion afforded Buyer hereunder, to purchase and Seller desires to sell to Buyer the real property ("Property") consisting of one parcel identified by the Sacramento County Tax Assessor's parcel number **APN 117-0182-023**, and further described on Exhibit "A" attached hereto and made a part hereof, on the terms and conditions contained in this Agreement; and

WHEREAS, Seller owns fee title to the Property pursuant to that certain Grant Deed recorded on March 1, 1989 in Book 890301, Page 1673, Official Records of the Sacramento County Recorder; and

WHEREAS, Buyer desires to purchase the Property to construct a water storage reservoir, water well, and associated uses.

NOW THEREFORE, in consideration of the payment and other obligations set forth below, the parties agree as follows:

1. Purchase Price

Buyer shall pay to Seller the Purchase Price of **FIVE HUNDRED EIGHTY THOUSAND DOLLARS** (**$580,000.00**), which sum is full consideration and just compensation for the Property, payable as follows: the Purchase Price shall be payable in cash, by certified check or cashier's check drawn to the order of Seller.

2. Establishment of Purchase Price

The parties acknowledge that the Purchase Price has been established by the voluntary agreement of the parties, based on an appraisal performed by an independent appraisal firm.

3. Escrow

(a) Buyer has opened an escrow ("Escrow") with **PLACER TITLE COMPANY** (Escrow Holder), 301 University Avenue, Suite 120, Sacramento CA 95825, **Escrow Number**

404-8808, to consummate the sale of the Property under this Agreement. The Escrow shall close on or before **90 days** from the Effective Date of this Agreement, unless extended by the mutual agreement of the parties.

(b) Prior to the close of escrow, Seller shall execute and deliver to the Escrow Holder a Deed conveying the Property to Buyer, in accordance with the provisions of this Agreement.

(c) Seller and Buyer shall prepare and deliver to Escrow Holder escrow instructions in accordance with this Agreement to be signed by both parties. In the event no escrow instructions are prepared, the provisions of this Agreement together with the standard general conditions of Escrow Holder shall constitute joint escrow instructions to Escrow Holder. The parties shall execute such escrow instructions as are requested by Escrow Holder that are not inconsistent with the provisions of this Agreement.

(d) Escrow Holder shall promptly deliver to Buyer a current preliminary report for an ALTA or CLTA Standard Form Owner's Policy title commitment, together with full copies of all exceptions set out in the preliminary report, including without limitation, covenants, conditions, and restrictions, encumbrances, assessments, encroachments, reservations, easements, leases, rights and rights of way of record, liens and other matters of record (hereafter collectively referred to as "Exceptions"). Seller shall within ten **(10) days** of the Effective Date of this Agreement deliver to Buyer copies of all leases, contracts, agreements or notices of work required to be done or of proceedings regarding the Property's development, use or title that are not matters of record and that currently affect the Property (hereafter collectively referred to as "Unrecorded Exceptions"). After receipt of the above described items, and any supplemental documents referenced in the preliminary report, Buyer shall have **fourteen (14) days** within which to notify Seller in writing of Buyer's disapproval of any Exceptions or Unrecorded Exceptions shown therein. Delivery of said notice to Escrow Holder shall be deemed delivery to Seller. In the event of any such disapproval, Seller shall have until close of Escrow to remove disapproved Exceptions or Unrecorded Exceptions and to eliminate such disapproved exception(s) from the policy of title insurance to be issued in favor of Buyer under this Agreement. If all such disapproved exceptions are not so eliminated, then the Escrow shall be canceled unless Buyer then elects to waive its prior disapproval.

(e) Buyer may, at any time prior to the close of Escrow, investigate the suitability of the Property for Buyer's intended uses. Said investigation may cover, but not be limited to, budgetary limitations and funding availability, Subdivision Map Act requirements, availability and cost of providing utilities, sewers and storm drains, topographic studies, zoning, site conditions, and cost of construction estimates. If Buyer determines, in its sole and complete discretion, that the Property is not suitable for its intended use, then Buyer may, by written notice to Seller terminate this Agreement without any liability on the part of either party; except that Buyer shall pay the Escrow Holder's reasonable charges for such termination.

(f) Should any of the conditions precedent to the close of Escrow, as set forth in subpart (h) of this paragraph below, fail to occur prior to close of Escrow, Buyer shall have the right and power, exercisable after written notice to Seller and Escrow Holder, to terminate this Agreement and cancel the Escrow without any liability on the part of either party; excepting that Seller shall pay the Escrow Holder's reasonable charges for such termination. Escrow Holder is hereby irrevocably instructed by the parties, upon notice from Buyer of such termination, to

return all instruments and other items deposited by Buyer and Seller in Escrow pursuant to this Agreement.

(g) At the close of Escrow, the Escrow Holder shall record the Deed with the Sacramento County Recorder.

(h) The close of the Escrow and Buyer's obligation to purchase the Property are subject to the following conditions precedent:

(1) The conveyance to Buyer of good and marketable fee title to the Property, as evidenced by a standard form American Land Title Association ("ALTA") or California Land Title Association ("CLTA") standard form title insurance policy in the amount of the Purchase Price and containing endorsements reasonably required by Buyer, insuring that title is free and clear of all liens and encumbrances except those approved by Buyer pursuant to the provisions of this Agreement.

(2) Delivery of possession of the Property to Buyer immediately on close of Escrow.

(3) Approval by the governing board of the Housing Authority of the City of Sacramento of the terms of this Agreement.

(i) Notwithstanding any other term, provision or condition hereof, in the event that Buyer should fail, neglect or refuse to complete the transaction contemplated hereby for any reason or cause other than those set forth in subparts (d), (f), and (h) of this paragraph and/or paragraph 5 below or for no reason or cause at all, this Agreement shall terminate without liability on the part of either party; except that Buyer shall pay the Escrow Holder’s reasonable charges for such termination.

4. Proration and Payments

(a) Any real estate taxes, special taxes, assessments (except for bonded special taxes or assessments, that Seller must pay in full prior to close of escrow), fees and personal property taxes with respect to the Property that are due but not paid at the close of Escrow shall be prorated between Seller and Buyer, on the basis of a thirty (30) day month, in the customary manner and as of the close of Escrow

(b) Title insurance premiums, recording fees and other Escrow fees shall be paid by Buyer, except for any expenses related to any liens, encumbrances and assessments, which shall be borne by Seller. Extraordinary Escrow costs shall be borne by the party requesting, incurring and benefiting from such expenses.

5. Hazardous Waste Disclosure, Right of Inspection and Indemnification

(a) Not later than **10 days** after the Effective Date, Seller shall disclose to Buyer any and all information that Seller has regarding the condition of the Property including, but not limited to, the presence and location of asbestos, PCB transformers, other toxic, hazardous or contaminated substances, and underground storage tanks in, on or about the Property.

(b) Seller represents, warrants and covenants that to the best of its knowledge, as of the close of Escrow, no part of the Property will be in violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to the environmental conditions on, under or about the Property, including, not limited to, hazardous or toxic waste, soil and groundwater conditions. Additionally, Seller represents and warrants that to the best of its knowledge there is no proceeding or inquiry by any governmental authority (including, without limitation, the federal EPA or the State of California Department of Health Services) with respect to the presence of such hazardous or toxic substances on the Property or the migration thereof from or to other property. If Seller's Real Estate Manager or General Counsel become aware of any such violation, proceeding or inquiry prior to the close of escrow, Seller shall immediately notify Buyer. If Seller fails to do so prior to close of Escrow, or if Buyer is notified of any such violation, proceeding or inquiry prior to the close of escrow, Buyer shall have the right and power, exercisable after written notice to Seller and Escrow Holder, to terminate this Agreement and cancel the Escrow without any liability on the part of either party, except that Seller shall pay the Escrow Holder's reasonable charges for such termination. The foregoing obligation is in addition to any and all obligations of Seller under paragraph 6, below. At its sole discretion and expense, Buyer may elect to engage an environmental consulting firm to conduct an environmental audit to ascertain whether or not the Property complies with current federal, state and local environmental laws, ordinances and regulations.

(c) At any time prior to close of Escrow, Buyer shall have the right, upon reasonable notice to Seller, to thoroughly inspect and conduct reasonable tests (at Buyer's expense) upon the Property for the purpose of detecting the presence of toxic, hazardous, or contaminated substances. Buyer shall provide Seller with copies of all such reports and results of tests conducted on the Property.

(d) The parties acknowledge, understand and agree that any liability associated with the presence of any Hazardous Substances, as defined below, on or adjacent to any portion of the Property shall be governed by the provisions of paragraph 6, below, regardless of whether any audit, inspection, examination, sampling, testing, assessment or other investigation is conducted by Buyer.

(e) As used herein, the term "Hazardous Substances" means:

(1) Those substances included within the definitions of hazardous substance, hazardous waste, hazardous material, toxic substance, solid waste, or pollutant or contaminant under any Environmental Law, as defined below;

(2) Those substances listed in the United States Department of Transportation Table [49 CFR § 172.101], or by the Environmental Protection Agency, or any successor agency, as hazardous substances [40 CFR Part 302];

(3) Other substances, materials, and wastes that are or become regulated or classified as hazardous or toxic under federal, state or local laws or regulations; and

(4) Any material, waste, or substance that is

a) a petroleum or refined petroleum product,

b) asbestos,
c) polychlorinated biphenyl,
d) designated as a hazardous substance pursuant to 33 USCS §1321 or listed pursuant to 33 USCS §1317,
e) a flammable explosive, or
f) a radioactive material.

(f) As used herein, the term "Environmental Law" means all federal, state, local or municipal laws, rules, orders, regulations, statutes, ordinances, codes, decrees or requirements of any government authority regulating, relating to, or imposing liability or standards of conduct concerning any Hazardous Substance, or pertaining to environmental conditions on, under, or about any of the properties described in this Agreement, as now or may at any later time be in effect, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) [42 USCS §§9601 *et seq.*]; the Resource Conservation and Recovery Act of 1976 (RCRA) [42 USCS §§6901 *et seq.*]; the Clean Water Act, also known as the Federal Water Pollution Control Act (FWPCA) [33 USCS §§1251 *et seq.*]; the Toxic Substances Control Act (TSCA) [15 USCS §§2601 *et seq.*]; the Hazardous Materials Transportation Act (HMTA) [49 USCS §§5101 *et seq.*]; the Insecticide, Fungicide, Rodenticide Act (7 USCS §§136 *et seq.*]; the Superfund Amendments and Reauthorization Act [42 USCS §§6901 *et seq.*]; the Clean Air Act [42 USCS §§7401 *et seq.*]; the Safe Drinking Water Act [42 USCS §§300f *et seq.*]; the Solid Waste Disposal Act [42 USCS §§6901 *et seq.*]; the Surface Mining Control and Reclamation Act [30 USCS §§1201 *et seq.*]; the Emergency Planning and Community Right to Know Act [42 USCS §§11001 *et seq.*]; the Occupational Safety and Health Act [29 USCS §§655 and 657]; Chapters 6.5, 6.6, 6.7, 6.8, 6.11 and 6.95 of the California Health and Safety Code [commencing with §§25100 *et seq.*]; and the Porter-Cologne Water Quality Act [Water Code §§13000 *et seq.*], together with any amendments of or regulations promulgated under the statutes cited above, and any other federal, state or local law, statute, ordinance or regulation now in effect or later enacted that pertains to the regulation or protection of the environment, including ambient air, soil, soil vapor, groundwater, surface water, or land use.

6. Indemnification

(a) **By Seller**

Seller agrees and covenants to indemnify, defend (with counsel acceptable to Buyer), and hold harmless Buyer, and Buyer's officers, employees and agents from and against any and all liabilities, penalties, losses, damages, costs, expenses (including reasonable attorneys' fees), causes of action, claims, or judgments arising by reason of any death, bodily injury, personal injury, property or economic damage, violation of any law or regulation, or damage to the environment, including ambient air, soil, soil vapor, groundwater, or surface water, and resulting from or in any way connected with:

(1) any acts or omissions related to the performance of this Agreement by Seller, its officers, employees, agents, engineers, contractors or subcontractors, or any other person or entity employed by or acting on their behalf;

(2) any breach of this Agreement by Seller, its officers or employees;

(3) the use, storage, treatment, transportation, release, or disposal of Hazardous Substances, as defined above, on any portion of the Property by Seller, its officers, employees, agents, engineers, contractors, subcontractors, lessees or invitees, or any other person or entity employed by or acting on their behalf or under their control, except for the Buyer and persons or entities acting on behalf of Buyer or under Buyer's control, and that has occurred or will occur at any time before the Property is conveyed to Buyer as provided herein.

(b) **By Buyer**

Buyer agrees and covenants to indemnify, defend (with counsel acceptable to Seller), and hold harmless Seller, and Seller's officers, employees and agents from and against any and all liabilities, penalties, losses, damages, costs, expenses (including reasonable attorneys' fees), causes of action, claims, or judgments arising by reason of any death, bodily injury, personal injury, property or economic damage, violation of any law or regulation, or damage to the environment, including ambient air, soil, soil vapor, groundwater, or surface water, and resulting from or in any way connected with:

(1) any acts or omissions related to the performance of this Agreement by Buyer, its officers, employees, agents, engineers, contractors or subcontractors, or any other person or entity employed by or acting on their behalf;

(2) any breach of this Agreement by Buyer, its officers or employees;

(3) the use, storage, treatment, transportation, release, or disposal of Hazardous Substances, as defined above, on any portion of the Property by Buyer, its officers, employees, agents, engineers, contractors, subcontractors, lessees or invitees, or any other person or entity employed by or acting on their behalf or under their control, except for the Seller and persons or entities acting on behalf of Seller or under Seller's control, and that occurs at any time after the Property is conveyed to Buyer as provided herein.

(c) The parties further agree and understand as follows: a party does not, and shall not be deemed to, waive any rights against the other party that it may have by reason of the aforesaid indemnity and hold harmless agreements because of any insurance coverage available; the scope of the aforesaid indemnity and hold harmless agreements is to be construed broadly and liberally to provide maximum coverage in accordance with their terms; no specific term or word contained in this paragraph 6 shall be construed as a limitation on the scope of the indemnification and defense rights and obligations of the parties unless specifically so provided.

(d) The provisions of this paragraph 6 shall survive the recording of any deeds hereunder.

7 . Tax Withholding

As part of the required closing documents, Seller shall deposit with Escrow Holder: (a) duly executed copies of Transferor's Certificate of Nonforeign Status pursuant to Section 1445 of the Internal Revenue Code of 1986, as amended, certifying that Seller is not a foreign person; and, (b) a California Form 590-RE, Withholding Exemption Certificate for Real Estate Sales.

8 . Broker Provisions

Buyer and Seller each warrant and represent to the other that it has not retained, nor is it obligated to, any person for brokerage, finder's fee or similar services in connection with the transaction contemplated by this Agreement and that no compensation for such services can be properly claimed by any person on the acts of such person with regard to the transactions that are the subject of this Agreement.

9 . Seller Warranties

Seller represents and warrants to the best of Seller's knowledge after reasonable inquiry that:

(a) Seller has full power and authority to execute and deliver this Agreement and to consummate the transactions contemplated by this Agreement.

(b) There are no leases, agreements or rights of third parties that affect the Property, that have not been disclosed to Buyer in accordance with this Agreement.

(c) Seller has not received notification from any authority having jurisdiction that requires any work to be done on the Property or that refers to any existing or contemplated proceedings affecting the Property or the development or use of the Property.

10 . General Provisions

(a) Any notice, demand, request, consent or approval that either party desires or is required to give the other party pursuant to this Agreement shall be in writing and either served personally or sent by prepaid, first-class, certified mail to the following persons:

If to Buyer:
City of Sacramento
Facilities and Property Management
5730 24th Street, Building 4
Sacramento, CA 95822
attn: Supervisor, Real Estate Services

If to Seller:
Sacramento Housing and Redevelopment Agency
801 12th Street
Sacramento, CA 95814
attn: Real Estate Department

With a copy to:
City of Sacramento
Department of Utilities
1395 35th Ave.
Sacramento, CA 95822
attn: Director of Utilities

(b) In the event of a default hereunder and the necessity of litigation to enforce any provision of this Agreement, the non-prevailing party in any such litigation shall pay, in addition to any other damages awarded to the prevailing party therein, a reasonable sum as attorney's fees and costs as shall be established by the court.

(c) This Agreement constitutes the full agreement by and between the parties, and no other representations have been made regarding the contents of this Agreement.

(d) This Agreement shall not be amended, modified, or altered in any respect without such amendment, modification or alteration being reduced to writing and executed by the parties.

(e) This Agreement shall become effective upon the latter of (1) the date first above written or (2) the date of the last of the signatures hereto, after approval by the governing bodies of all the parties. The latter of the foregoing dates shall be the Effective Date of this Agreement for purposes of calculation of all periods specified for performances herein.

11 . Counterparts

This Agreement may be executed in any number of counterparts and by different parties hereto on separate counterparts; each of which, when so executed and delivered, shall be an original, but all such counterparts shall together constitute but one and the same instrument.

12 . Binding Effect

This Agreement shall be binding on and inure to the benefit of the parties to this Agreement and their heirs, personal representatives, successors, and assigns, except as otherwise provided in this Agreement.

13. Governing Law

This Agreement shall be construed and interpreted in accordance with, and the validity of this Agreement shall be adjudged by, the laws of the State of California. The place of this Agreement and its situs or forum is all times in the County of Sacramento, State of California, in which county and state all matters, whether sounding in contract or in tort relating to the validity, construction, interpretation, and enforcement of this Agreement, shall be determined.

14. Headings

The headings of the articles and paragraphs of this Agreement are inserted for convenience only. They do not constitute part of this Agreement and shall not be used in its construction.

15. Waiver

The waiver by any party to this Agreement of a breach of any provision of this Agreement shall not be deemed a continuing waiver or a waiver of any subsequent breach of that or any other provision of this Agreement.

16. Drafting of Agreement

This Agreement is the result of joint efforts and negotiations of the parties hereto, and no single party is the author or drafter hereof. All of the parties assume joint responsibility for the form and position of each and all of the contents of this Agreement, and they agree that this Agreement shall be interpreted as though each of the parties participated equally in the composition of this Agreement and each and every part thereof.

17. Mutual Cooperation; Further Assurances

The parties shall cooperate with each other as reasonably necessary to effect the provisions of this Agreement, shall use reasonable and good faith efforts to satisfy conditions of closing and, at and after closing, shall execute and deliver such additional instruments or other documents, and take such further action, as the other may reasonably request to accomplish the purpose and intent of this Agreement; provided, however, that nothing in this paragraph shall be deemed to enlarge the obligations of the parties hereunder or to require either party to incur any expense or liability not otherwise required of it hereunder.

18. Authority

Each individual executing this Agreement on behalf of an entity represents and warrants that he or she has been authorized to do so by the entity on whose behalf he or she executes this Agreement and that said entity will thereby be obligated to perform the terms of this Agreement.

19 . Receipt of Copy

The parties each acknowledge receipt of a copy of this Agreement.

SELLER:

HOUSING AUTHORITY OF
THE CITY OF SACRAMENTO

By: _____
La Shelle Dozier
Executive Director

Date:_____

APPROVED AS TO FORM:

By: _____
AGENCY COUNSEL

BUYER:

CITY OF SACRAMENTO, a municipal corporation

By:_____
John F. Shirey
City Manager

Date:_____

APPROVED AS TO FORM:

By: _____
Senior Deputy City Attorney

ATTEST:

By: _____
City Clerk

EXHIBIT A
Description of Property

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, AND IS DESCRIBED AS FOLLOWS:

LOT 12, AS SHOWN ON THE "PLAT OF HEWITT SUBDIVISION NO. 4", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON JANUARY 24, 1914, IN BOOK 14 OF MAPS, MAP NO. 55.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12, SAID NORTHWEST CORNER BEING LOCATED IN THE WEST LINE OF HEWITT AVENUE AS SHOWN ON SAID PLAT; THENCE FROM SAID POINT OF BEGINNING SOUTH 352.90 FEET ALONG THE WEST LINE OF SAID HEWITT AVENUE TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 89 DEGREES 33 1/2 MINUTES EAST 660.00 FEET ALONG THE SOUTH LINE OF SAID LOT 12; THENCE NORTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 12 AND THE WEST LINE OF SAID HEWITT AVENUE TO A POINT IN THE NORTH LINE OF SAID LOT 12; THENCE SOUTH 89 DEGREES 58 MINUTES WEST 660.00 FEET ALONG THE NORTH LINE OF SAID LOT 12 TO THE POINT OF BEGINNING.

SAVING AND EXCEPTING THEREFROM ANY PORTION THEREOF INCLUDED IN ANY ROAD.

EXCEPTING THEREFROM ALL OIL, GAS, PETROLEUM, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY ABOVE A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, AS RESERVED IN THAT CERTAIN DEED RECORDED FEBRUARY 23, 1988, IN BOOK 88 02 23, PAGE 1564, OFFICIAL RECORDS.

A.P.N. 117-0182-023

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RESOLUTION NO. 2012-

Adopted by the Sacramento City Council

ADOPTING THE REVISED MITIGATED NEGATIVE DECLARATION AND THE MITIGATION REPORTING PROGRAM FOR THE SHASTA PARK 4MG WATER RESERVOIR AND PUMP ST. PROJECT (Z14005400)

BACKGROUND

A. The 2005 Water Master Plan concluded that a water reservoir should be constructed in the southeast portion of Sacramento to help maintain service pressure through peak demand periods, and to provide additional emergency and fire suppression water supply.

B. The Shasta Park 4MG Reservoir and Pump Station Project (Project) will provide for a 4 million gallon (MG) reservoir and on-site water well consistent with both City and regional water planning efforts.

C. An Initial Study and Mitigated Negative Declaration (MND) was prepared and circulated for the Project and a Mitigation Reporting Program has been prepared. Minor revisions have been made in the Initial Study and the MND and the Revised MND does not require recirculation.

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

Section 1. The City Council finds as follows:

A. The Project Initial Study determined, based on substantial evidence, that the Project is an anticipated subsequent project identified and described in the 2030 General Plan Master Environmental Impact Report (EIR); that the Project is consistent with the 2030 General Plan land use designation and the permissible densities and intensities of use for the project site; that the discussions of cumulative impacts, growth inducing impacts, and irreversible significant effects in the Master EIR are adequate for the Project; and that the Project would have additional potentially significant environmental effects not previously examined in the Master EIR. Mitigation measures from the Master EIR were applied to the Project as appropriate, and revisions to the Project made before the proposed MND and Initial Study were released for public review were determined by City's Environmental Planning Services to avoid or reduce the potentially significant effects

to a less than significant level, and, therefore, there was no substantial evidence that the Project as revised and conditioned may have a significant effect on the environment. A MND for the Project was then completed, noticed and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows:

1. On April 13, 2011, a Notice of Intent (NOI) to Adopt the MND dated April 11, 2011, was circulated for public comments for 30 days. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed project and to other interested parties and agencies, including property owners within 500 feet of the boundaries of the proposed project. The comments of such persons and agencies were sought.

2. On April 13, 2011, the NOI was published in the Daily Recorder, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.

3. Minor revisions were made to the Initial Study and MND which merely clarified and made insignificant modifications regarding the location of the facilities on the parcel. The Project Reservoir will now be located on the eastern portion of the parcel. Per CEQA Guidelines Section 15073.5(c)(4), recirculation is not required. The Revised Initial Study and MND reflect these changes. The revisions do not result in new effects or significant new information, and recirculation is not required.

Section 2. The City Council has reviewed and considered the information contained in the Revised MND, including the Revised Initial Study, the revisions and conditions incorporated into the Project, and all comments received during the public review process and the public meeting on the Project. The City Council has determined that the Revised MND constitutes an adequate, accurate, objective and complete review of the environmental effects of the proposed project.

Section 3. Based on its review of the Revised MND and on the basis of the whole record, the City Council finds that the Revised MND reflects the City Council's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.

Section 4. The City Council adopts the Revised MND for the Project.

Section 5. Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15074, and in support of its approval of the Project, the City Council adopts a Mitigation Reporting Program to require all reasonably feasible mitigation measures, including mitigation measures from the Master EIR as appropriate, be implemented by means of Project conditions, agreements, or other measures, as set forth in the Mitigation Reporting Program.

Section 6. Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and section 15075 of the State CEQA Guidelines adopted pursuant thereto.

Section 7. Pursuant to CEQA Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

Section 8. Exhibits A, B, and C are part of this Resolution.

Exhibit A - Mitigation Reporting Program
Exhibit B - Revised Mitigated Negative Declaration/Initial Study
Exhibit C - Comment Letters

SHASTA PARK WATER RESERVOIR PROJECT

MITIGATION REPORTING PROGRAM

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

This Mitigation Reporting Program is being prepared for the Community Development Department, Environmental Planning Services, 300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811, pursuant to the California Environmental Quality Guidelines, Section 21081.

Project Number: Z14005400

Project Name: Shasta Park Water Reservoir Project

Project Location: The project site is located on the north side of Imagination Parkway, approximately 900 feet west of SR-99 and directly east of the Cosumnes River College's Bruceville Road entrance in the South Sacramento Community Plan area. The site consists of a portion of Assessor's Parcel Number (APN) 117-0182-023 in the City of Sacramento, Sacramento County.

Project Description: The project includes the construction, operation and maintenance of a groundwater well and water reservoir on an approximately two-acre parcel east of Bruceville Road and north of Imagination Way in south Sacramento. The reservoir would have a capacity of approximately 4 million gallons. A groundwater well would be installed on the site, with a capacity of 2 million gallons per day, and an anticipated withdrawal of approximately 2 acre-feet per year. A water treatment facility would be constructed with a capacity of 2 million gallons per day, and a pump station with a capacity of 15 million gallons per day. The pump station would pump water from the reservoir to users.

MITIGATION REPORTING PROGRAM CHECKLIST FOR THE SHASTA PARK WATER RESERVOIR PROJECT (Project #Z14005400)

Mitigation Measure	Timing of Implementation	Reporting/ Responsible Party	VERIFICATION OF COMPLIANCE	
			Initials	Date
1. BIOLOGICAL RESOURCES				
MITIGATION MEASURE **BR-1a)** If construction or grading is scheduled during February to September, a pre-construction survey shall be conducted and prepared by a qualified biologist within thirty (30) days prior to the start of any grading or construction activities to determine the presence of any special status species or species of special concern (nesting burrowing owls). **b)** If an adults-only active burrowing owl burrow(s) nest is discovered during the pre-construction survey the monitoring biologist shall install a one-way door on the burrow(s) and monitor and inspect per DFG guidelines. If an active nest with chicks is encountered, one-way doors shall not be used unless authorized by DFG in writing. No construction shall occur near the nest until the monitoring biologist has consulted with the DFG on allowing construction to proceed. The monitoring biologist shall, through consultations with DFG, determine an appropriate buffer between the nest and any construction activity allowed to proceed on the project site prior to the fledging of the chicks. No construction or grading activities shall begin until the monitoring biologist has submitted a written clearance to the Department of Development Services that the burrowing owl(s) have vacated or been safely relocated by the monitoring biologist. After active burrows are vacated, the burrow must be destroyed completely by the monitoring biologist prior to grading or construction activity.	Prior to grading and construction	City of Sacramento		
MITIGATION MEASURE **BR-2)** Prior to the issuance of grading permits, the project applicant shall preserve an equal amount of suitable raptor foraging habitat, at a 1:1 ratio. Suitable foraging habitat includes fallow land, alfalfa or other low growing crops. Preservation shall occur through the purchase of credits at a CDFG-approved mitigation bank which has the project within its service area, or through the purchase of conservation easements or fee title of lands with suitable foraging habitat no further than a ten (10) mile radius of the perimeter of the project site, or through any combination of the foregoing. Any	Prior to grading and construction	City of Sacramento		

Mitigation Measure	Timing of Implementation	Reporting/ Responsible Party	VERIFICATION OF COMPLIANCE	
			Initials	Date
habitat identified by the applicant shall be evaluated using the following five criteria in consultation with the CDFG: i. Does the mitigation parcel provide suitable foraging habitat? ii. Is the parcel located in close proximity to the impacted foraging habitat? iii. Is the parcel adjacent to other protected habitat thereby contributing to a larger habitat preserve? iv. Is the parcel outside of areas identified for urban growth? A mitigation plan shall be established and submitted to the City for approval prior to the issuance of grading permits and, at a minimum, shall include confirmation of title and encumbrances, details on mitigation site location, development, maintenance and monitoring. Any easements shall be in compliance with Government Code Section 65965. Land and easements shall be approved by the City in consultation with CDFG.				
2. CULTURAL RESOURCES				
MITIGATION MEASURE **CR-1a)** In the event that any prehistoric subsurface archeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during construction-related earth-moving activities, all work within 50 meters of the resources shall be halted, and the City shall consult with a qualified archeologist to assess the significance of the find. Archeological test excavations shall be conducted by a qualified archeologist to aid in determining the nature and integrity of the find. If the find is determined to be significant by the qualified archeologist, representatives of the City and the qualified archeologist shall coordinate to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation. In addition, a report shall be prepared by the qualified archeologist according to current professional standards. **b)** If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives.	Prior to, during, and following construction	City of Sacramento		

Mitigation Measure	Timing of Implementation	Reporting/ Responsible Party	VERIFICATION OF COMPLIANCE	
			Initials	Date
If Native American archeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archeologists, who are certified by the Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and Native American representatives, who are approved by the local Native American community as scholars of the cultural traditions. In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements.				
MITIGATION MEASURE **CR-2** If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have taken place.	During construction	City of Sacramento		
3. NOISE				
MITIGATION MEASURE **N-1)** Prior to commencement of drilling operations that will include 24-hour drilling, the City shall perform a site-specific analysis to determine the Sound Transmissivity Classification (STC) level for noise reduction to achieve construction noise levels of	Prior to Construction	City of Sacramento		

Mitigation Measure	Timing of Implementation	Reporting/ Responsible Party	VERIFICATION OF COMPLIANCE	
			Initials	Date
50 dBA or less at the residences closes to the site to the east.				
MITIGATION MEASURE **N-2)** During well drilling activities or any other construction activities requiring 24-hour construction, the Department of Utilities shall include in construction specification requirements that contractors install and maintain an engineered sound wall or utilize other noise attenuation mechanism/techniques during 24-hour activities. Sound wall specifications shall include use of materials with a STC classification of 18, or greater if identified by the analysis required in Mitigation Measure N-1, and shall be installed to a height that intercepts the line of sight between the drill rig and sensitive receptors. The minimum height of the sound wall shall be fifteen (15) feet. The performance standard for the noise mitigation measure shall be reduction of noise levels within 400 feet of the drill rig to 50 dBA.	During construction	City of Sacramento		
MITIGATION MEASURE **N-3)** All residences and other sensitive receptors within 1,000 feet of the drilling site shall be notified four weeks in advance. The information distributed shall include the following: • A brief description of the drilling and testing operations, the necessity for 24-hour drilling, and the proposed schedule for drilling and testing activities; and • A contact person and 24-hour contact telephone number for noise complaints.	Prior to and during construction	City of Sacramento		

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COMMUNITY DEVELOPMENT DEPARTMENT

ENVIRONMENTAL PLANNING SERVICES

CITY OF SACRAMENTO
CALIFORNIA

300 Richards Boulevard
Third Floor
Sacramento, CA 95811

MITIGATED NEGATIVE DECLARATION

REVISED APRIL 23, 2012

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

Shasta Park Reservoir (X14005400) - The project includes the construction, operation and maintenance of a groundwater well and water reservoir on an approximately two-acre parcel east of Bruceville Road and north of Imagination Way in south Sacramento. The reservoir would have a capacity of approximately 4 million gallons. A groundwater well would be installed on the site, with a capacity of 2 million gallons per day, and an anticipated **maximum** withdrawal of approximately ~~2~~ **2,200** acre-feet per year. A water treatment facility would be constructed with a capacity of 2 million gallons per day, and a pump station with a capacity of 15 million gallons per day. The pump station would pump water from the reservoir to users.

The project site is located on the north side of Imagination Parkway, approximately ~~1,275~~ **900** feet west of SR-99 and directly east of the Cosumnes River College's Bruceville Road entrance in the South Sacramento Community Plan area. The site consists of a portion of Assessor's Parcel Number (APN) 117-0182-023 in the City of Sacramento, Sacramento County.

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

This Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000 et seq.), CEQA Guidelines (Title 14, Sections 15000 et seq. of the California Code of Regulations), the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento, and the Sacramento City Code.

A copy of this document and all supportive documentation may be reviewed or obtained at the City of Sacramento, Community Development Department, 300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811 from 9:00 a.m. to 4:00 p.m. (or 8:00 a.m. to 5:00 p.m. with prior arrangement). The CDD is closed the first Friday of each month.

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

By: Cl Bafford

Date: 4/23/2012

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Shasta Park Water Reservoir Project

(Z14005400)

REVISED INITIAL STUDY

ANTICIPATED SUBSEQUENT PROJECT IN THE 2030 GENERAL PLAN MASTER EIR

This Initial Study was prepared by the City of Sacramento, Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento, CA 95811, pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000 *et seq.*), CEQA Guidelines (Title 14, Section 15000 *et seq.* of the California Code of Regulations) and the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.
The Lead Agency is the City of Sacramento.

Organization of the Initial Study

This Initial Study is organized into the following sections:

SECTION I - BACKGROUND: Provides summary background information about the project name, location, sponsor, and the date this Initial Study was completed.

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

SECTION III - ENVIRONMENTAL CHECKLIST AND DISCUSSION: Reviews Proposed Project and states whether the project would have additional significant environmental effects (project-specific effects) that were not evaluated in the Master EIR for the 2030 General Plan.

SECTION IV - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Identifies which environmental factors were determined to have additional significant environmental effects.

SECTION V - DETERMINATION: States whether environmental effects associated with development of the Proposed Project are significant, and what, if any, added environmental documentation may be required.

REFERENCES CITED: Identifies source materials that have been consulted in the preparation of the Initial Study.

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Section I - Background

Project Name: **Shasta Park Water Reservoir (Z14005400)**

Project Location: The proposed project site is located approximately ~~1,275~~ **900** feet west of SR-99 and directly east of the Cosumnes River College's Bruceville Road entrance in the South Sacramento Community Plan area. The site consists of a portion of Assessor's Parcel Number 117-0182-023.

Project Proponent: City of Sacramento

Project Planner: Brett Ewart, Associate Engineer, Department of Utilities; Phone: (916) 808-1725; Email: bewart@cityofsacramento.org

Environmental Planner: Scott Johnson, Associate Planner, Community Development Department; Phone: (916) 808-5842; Email: srjohnson@cityofsacramento.org

Date Initial Study Completed: April 7, 2011**, Revised April 23, 2012**

The City of Sacramento, Community Development Department, has reviewed the Proposed Project and, on the basis of the whole record before it, has determined that the Proposed Project is an anticipated subsequent project identified and described in the 2030 General Plan Master EIR and is consistent with the land use designation and the permissible densities and intensities of use for the project site as set forth in the 2030 General Plan. See CEQA Guidelines Section 15176 (b) and (d).

The City prepared the attached Initial Study to (a) review the discussions of cumulative impacts, growth inducing impacts, and irreversible significant effects in the 2030 General Plan Master EIR to determine their adequacy for the project (see CEQA Guidelines Section 15178(b),(c)) and (b) to identify any potential new or additional project-specific significant environmental effects that were not analyzed in the Master EIR and any mitigation measures or alternatives that may avoid or mitigate the identified effects to a level of insignificance, if any.

As part of the Master EIR process, the City is required to incorporate all feasible mitigation measures or feasible alternatives appropriate to the project as set forth in the Master EIR (CEQA Guidelines Section 15177(d)). The Master EIR mitigation measures that are identified as appropriate are set forth in the applicable technical sections below.

This analysis incorporates by reference the general discussion portions of the 2030 General Plan Master EIR. (CEQA Guidelines Section 15150(a)). The Master EIR is available for public review at the City of Sacramento, Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento, CA 95811, and on the City's web site at:

www.cityofsacramento.org/dsd/planning/environmental-review/eirs/

The City is soliciting views of interested persons and agencies on the content of the environmental information presented in this document. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than the 30-day review period ending May 12, 2011. Please send written responses to:

Scott Johnson, Associate Planner
City of Sacramento, Community Development Department
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811
srjohnson@cityofsacramento.org
Direct Line: (916) 808-5842

Section II - Project Description

Introduction

The project includes the construction, operation and maintenance of a groundwater well and water reservoir on an approximately two-acre parcel east of Brucevi lle Road and north of Imagination Way in so uth Sacramento (see F igure 1, Vicinity Map and **Revised** Figure 2, Location Map). The reservoir would be constructed of either steel or reinforced concrete an d would be approximately 160 feet in diameter with a height of 35 feet.

The reservoir would ha ve a capaci ty of approximately 4 million gallons. A groun dwater well would be installed on the site, with a capacity of 2 million gallons per day, and an anticipated **maximum** withdrawal of approximately ~~2~~ **2,200** acre-feet per year. A water treatment facility would be constructed with a capacity of 2 million gallons per day, and a pump station with a capacity of 15 million gallons per day. The pump station would pump water from the reservoir to users.

The pumps and treatment plant would be powered with electricity, and an electrical control building would be constructed to house the electrical equipment.

The site would be improved with a ~~wall~~ **fencing** and planter ~~on~~ **along** the perimeter. See **Revised** Figure 3, Site Plan.

Project Background

The City obtains the majority of its water supply from two surface water sources (Sacramento and American rivers), with groundwater making up the balance of supply. Most of the City's water supply comes from surface water that is diverted pursuant to the City's surface water rights and entitlements. These consist of water rights established before 1914, water rights established after 1914, and a settlement contract the City has with the U.S. Department of the Interior, Bureau of Reclamation (Reclamation).

The City has historically constructed, expanded, and improved its water diversion, treatment, and transmission facilities as needed to accommodate increasing water supply demands. The City has planned for various system improvements to accommodate projected peak hour demands in the 2005 Water Distribution System Master Plan. Groundwater would be drawn from the Central Basin, treated and then stored on-site available for distribution as necessary. These improvements include construction of the proposed project.

The proposed project is consistent with both City and regional water planning efforts and the water rights held by the City. The goals, agreements, and implementation strategies for these efforts appear in various documents, several of which are discussed below.

City of Sacramento 2030 General Plan

In March 2009, the City adopted the 2030 General Plan. In compliance with the California Environmental Quality Act (CEQA), the City Council certified the Master Environmental Impact Report (Master EIR) for the 2030 General Plan as part of its approval of the 2030 General Plan. The 2030 General Plan establishes policies to accommodate the increase in level of development

anticipated to occur in Sacramento by 2030, including goals for developing water supply utilities. The Master EIR identifies and assesses the potential environmental impacts of implementing the overall 2030 General Plan. The Master EIR has evaluated the cumulative effects of operations and growth associated with the general plan, and the Master EIR references the City's 2005 Distribution Master Plan in its analysis. (Master EIR Public Utilities, Water Supply, page 6.11-2)

The proposed project components are consistent with the land use designation and permissible densities and intensities of use for the proposed project, as set forth in the 2030 General Plan. Consistent with the Master EIR, the City prepared this Initial Study (IS) to (1) review the discussions of cumulative impacts, growth inducing impacts, and irreversible significant effects in the Master EIR to determine their adequacy for the proposed project (see CEQA Guidelines Sections 15177 and 15178) and (2) to identify any potential new or additional project-specific significant environmental effects not analyzed in the Master EIR, and mitigation measures or alternatives, if any, that may avoid or mitigate the identified effects to a level of insignificance.

The 2030 General Plan and Master EIR are available at http://www.sacgp.org/. The City's web site includes information regarding City operations, programs and departments and may be viewed at www.cityofsacramento.org. This document is available on the Community Development web site at http://www.sacgp.org/index.html.

County of Sacramento Well Ordinance

City Code section 13.04.660 provides that the County of Sacramento's well ordinance applies within the City limits. The City would obtain a permit from the County of Sacramento, Environmental Management Department pursuant to Chapter 6.28 of the County Code to construct the proposed water well. The purpose of the County's well ordinance, and state law providing for such regulation, is to protect water supplies by ensuring the proper construction, operation and abandonment of water wells. See County Code section 16.28.000 and other provisions of the well ordinance.

Construction:

Construction of the well and reservoir would require approximately 9 to 14 months. Construction would occur during weekdays during normal business hours. Drilling activities for the water well may require 24-hour activities for approximately a week or two. Equipment for drilling activities would include a drilling rig, trailers (drilling equipment and monitoring trailer), and tanks to prevent drilling materials/mud from entering waterways. Construction of the proposed production well would consist of installing a conductor casing, drilling a borehole, constructing the well, development, and production testing. A conductor pipe, a large-diameter steel pipe, would be installed to about 50 feet below ground surface (bgs) to create a permanent seal into a clay layer. After the steel conductor pipe is placed in the hole, concrete would be injected around the pipe to complete the seal.

Initial earthwork would consist of clearing, grubbing, rough grading and excavation for foundation. Typical equipment used for these activities include possible use of a scraper and/or excavator, water truck for control of dust and moisture content of the soil, compaction equipment, and dump trucks.

Construction of the reservoir would begin with installing potable water lines below ground at the location of the reservoir. The foundation of the reservoir would then be laid followed by reservoir wall construction. Once the walls are constructed, the reservoir will be wire wrapped (if the

concrete construction method is used) and the roof constructed. The pump and mechanical equipment would be installed followed by the construction of the pump station and control building. After the reservoir and associated mechanical pumping equipment are constructed and installed, the remaining site piping will be installed followed by paving and finishing site work including landscaping and wall/fence construction (wall/fence construction and some site paving may occur earlier in the process as warranted).

Operation and Maintenance:

Operation of the site would consist of mechanical activities used for pumping and treating water within the constructed and installed equipment on site. A back-up diesel generator would be onsite for emergency uses. Maintenance of the reservoir would require minimal activity. City reservoirs are visited on a regular basis by employees who inspect the grounds and examine the reservoir structure. None of the facilities or operations would require assignment of staff to the site.

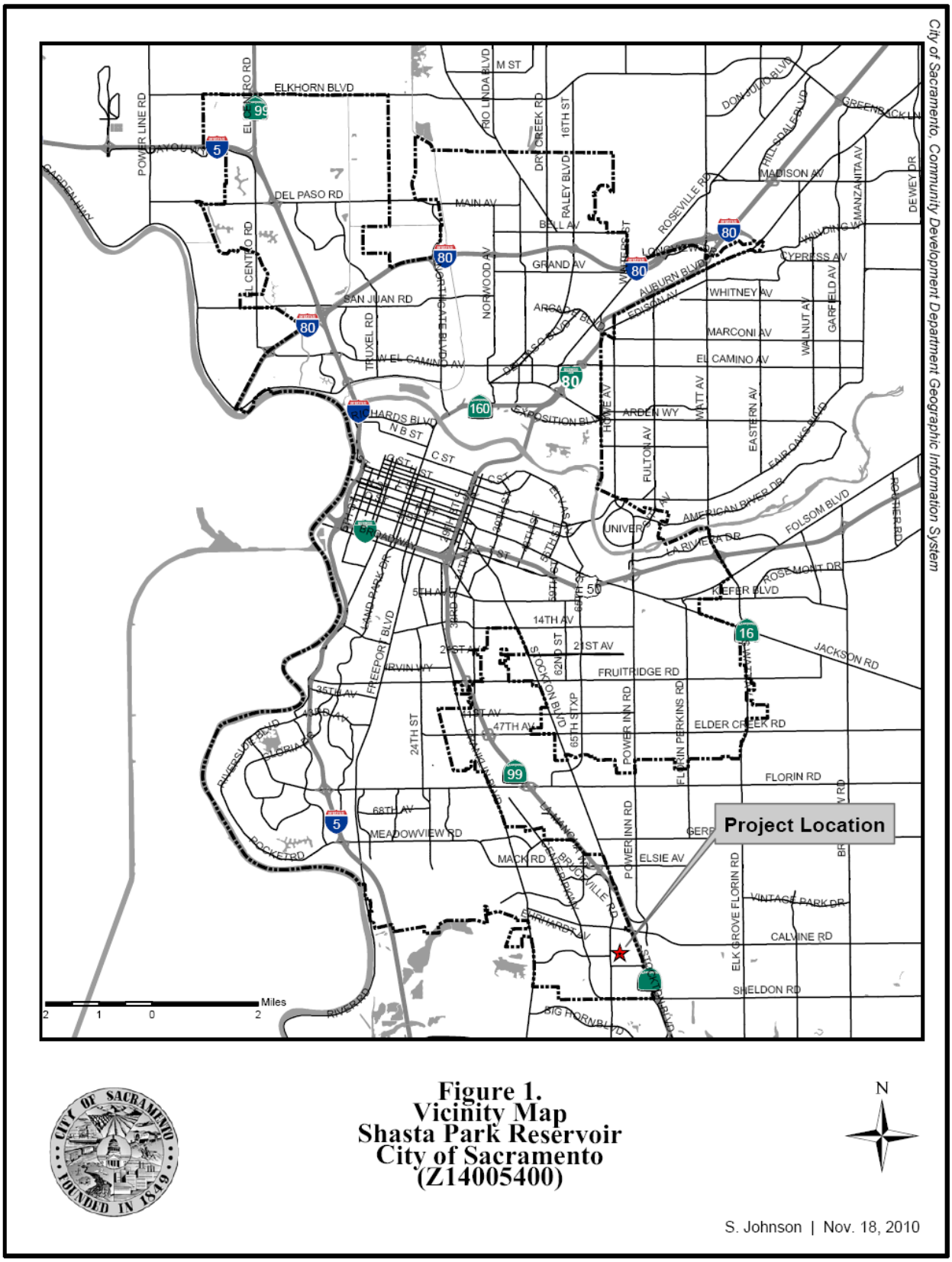
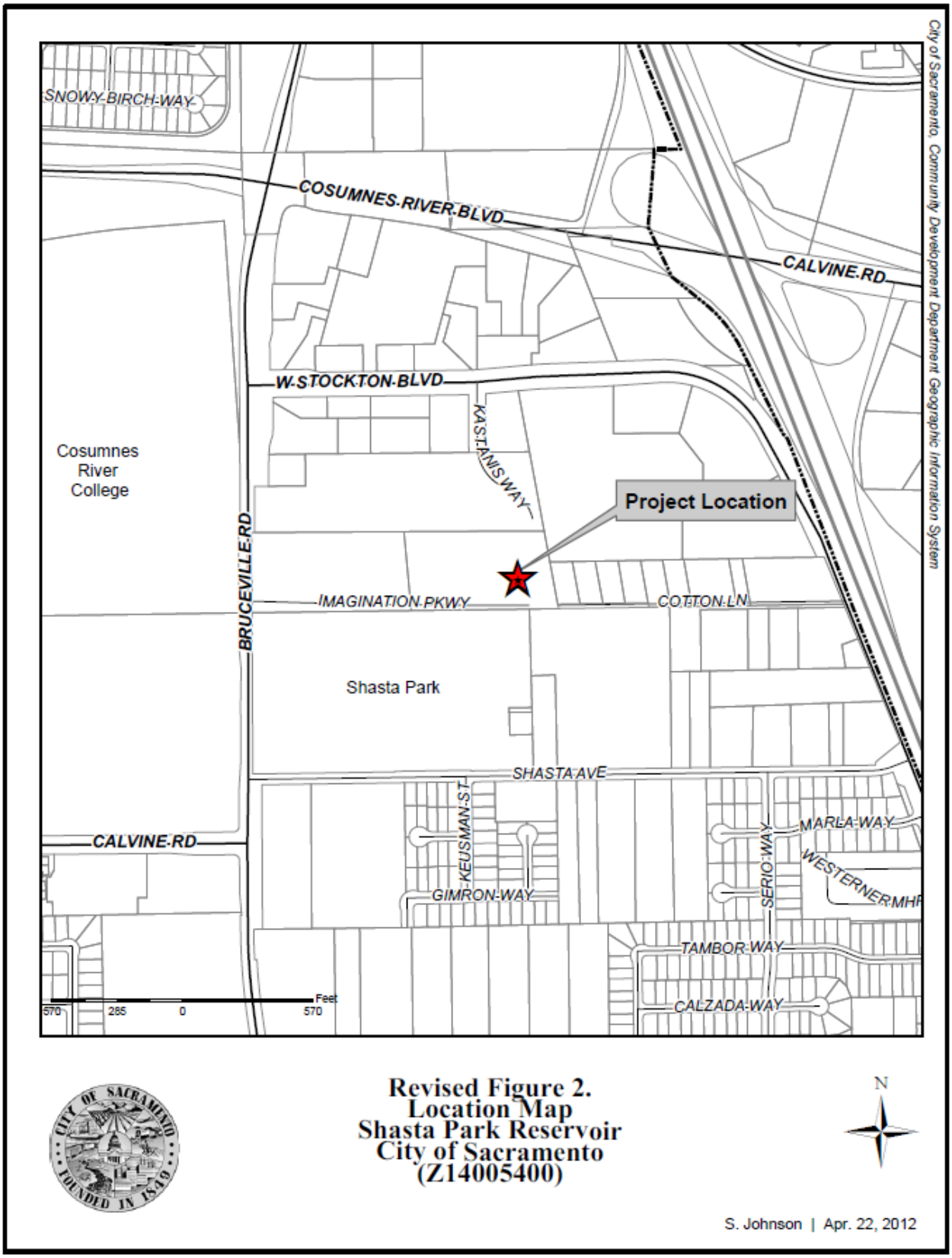


Figure 1.
Vicinity Map
Shasta Park Reservoir
City of Sacramento
(Z14005400)


SNOWY BIRCH WAY
COSUMNES RIVER BLVD
CALVINE RD
W STOCKTON BLVD
KASTANIS WAY
Cosumnes River College
Project Location
BRUCEVILLE RD
IMAGINATION PKWY
COTTON LN
Shasta Park
SHASTA AVE
CALVINE RD
KEUSMAN ST
GIMRON WAY
SERIO WAY
MARLA WAY
WESTERNER MHP
TAMBOR WAY
CALZADA WAY
570 285 0 570 Feet
City of Sacramento, Community Development Department Geographic Information System
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Revised Figure 2.
Location Map
Shasta Park Reservoir
City of Sacramento
(Z14005400)
S. Johnson | Apr. 22, 2012

REVISED FIGURE 3
SITE PLAN

Section III – Environmental Checklist and Discussion

LAND USE AND AGRICULTURAL RESOURCES

The General Plan of the City of Sacramento has assigned a land use designation of Medium Density Residential (MDR, 16-29 dwelling units per acre) for the subject site. The project site is located within the South Sacramento Community Plan Area, which has designated the site as Special Planning District. The Zoning Code designates a zoning of Multi-family Plan Review (R-2B-R) for the project site (Section 17.20.010). Construction and operation of City utilities would be deemed consistent with the land use designations for the project site.

The project site consists of a two-acre portion of a vacant parcel (APN: 117-0182-023). The site is primarily surrounded by vacant land that is proposed for development. There are existing rural single-family residential units to the east. The closest residence is located approximately 435 feet to the east. To the north of the site is the College Square Planned Unit Development, which is currently in the development stage of a mixture of land uses, including various commercial and medium to high density residential uses. To the south of the site is the proposed Shasta Park. The project site has historically been used for dry farming and is not currently in agricultural production.

In order to be considered as Prime Farmland or Farmland of Statewide Importance, the site must have been used for irrigated agricultural production at some time during the preceding four years, and the soil must meet designated physical and chemical criteria. According to the United States Department of Agriculture definition, Unique Farmland is land other than Prime Farmland that is used for the production of specific high-value food and fiber crops. The project site has historically been pastureland that at times supported dry land farming, but there are no records indicating that the land has been used for irrigated farming within the preceding four years. Since the project site does not qualify as Prime Farmland of Statewide Importance or Unique Farmland, there would be no adverse effect on farmland.

The construction and operation of a reservoir and groundwater well are uses consistent with the designation of the site in the 2030 General Plan (mixed uses) and the City's long-range plans for public safety and public services.

ENERGY

Once constructed, the operation of the well would consume approximately 950K KWH per year and the operation of the well would 710K KWH per year for a total energy consumption of 1.66 M KWH per year for the facility.

1. AIR QUALITY	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
Would the Proposed Project: A) Conflict with or obstruct implementation of the applicable air quality plan?			X
B) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?			X
C) Exposure sensitive receptors to substantial pollutant concentrations?			X
D) Interfere with or impede the City's efforts to reduce greenhouse gas emissions?			X

Thresholds of Significance

For purposes of this Initial Study, air quality impacts may be considered significant if construction and/or implementation of the Proposed Project would result in the following impacts that remain significant after implementation of General Plan policies or mitigation from the General Plan MEIR:

- Construction emissions of NO_x above 85 pounds per day;
- Operational emissions of NO_x or ROG above 65 pounds per day;
- Violation of any air quality standard or contribute substantially to an existing or projected air quality violation;
- PM_{10} concentrations equal to or greater than five percent of the State ambient air quality standard (i.e., 50 micrograms/cubic meter for 24 hours) in areas where there is evidence of existing or projected violations of this standard. However, if project emissions of NO_x and ROG are below the emission thresholds given above, then the project would not result in violations of the PM_{10} ambient air quality standards;
- CO concentrations that exceed the 1-hour state ambient air quality standard (i.e., 20.0 ppm) or the 8-hour state ambient standard (i.e., 9.0 ppm); or
- Exposure of sensitive receptors to substantial pollutant concentrations.

Ambient air quality standards have not been established for toxic air contaminants (TAC). TAC exposure is deemed to be significant if:

TAC exposures create a risk of 10 in 1 million for stationary sources, or substantially increase the risk of exposure to TACs from mobile sources.

Answers to Checklist Questions

Question A and B

The proposed project would not generate air pollutants, such as smoke or dust, as part of normal operation. The small amount of traffic generated by construction or maintenance employees would not result in significant regional air quality impacts or "hot spots" at nearby intersections. Local roadways are not significantly impacted by vehicular traffic. The project is not expected to generate through traffic to significantly impact the air quality at roadway intersections in the area.

Air emissions during construction result from activities consisting of grading and excavation and the actual construction of the structures and improvements. Construction activities may cause the air quality to temporarily degrade during construction due to emissions from heavy construction equipment and ground disturbing activities. Emissions in the grading and excavation phase of construction are primarily associated with exhaust of heavy equipment and the dust that is generated through grading activities. Emissions from the described construction activity were calculated using the URBEMIS 2007, Version 9.2.4 program, and following the guidelines of the Sacramento Metropolitan Air Quality Management District (SMAQMD). It is estimated that site activities would generate approximately 54.10 pounds of NOx per day. These emissions fall below the threshold of significance for construction emissions. The SMAQMD Guidelines provide that if a project's NOx emissions from heavy-duty mobile sources are less than significant, as here, then the lead agency may assume that exhaust emissions of other pollutants from operation of equipment and worker commute vehicles are also less than significant.

Daily operation of the Shasta Reservoir and associated pump station and well will not create significant operational emissions.

Based on the analysis of site activities associated with construction of the Shasta Reservoir, both construction and operational emissions are less than significant.

Question C

Construction of the Shasta Reservoir will not create significant construction or operational emissions. The nearest residents are located approximately 435 feet to the east and there is a park to the south of the site. Water reservoirs and wells do not generate substantial emissions and will not expose sensitive receptors to substantial pollutant concentrations. This impact would be less than significant.

Question D

The City Council approved the 2030 General Plan on March 3, 2009. As part of its action, the City Council certified the Master Environmental Impact Report (Master EIR) that evaluated the environmental effects of development that is reasonably anticipated under the new general plan. The Master EIR includes extensive discussion of the potential effects of greenhouse gas emissions. The Master EIR discussions regarding climate change are incorporated here by reference. See, for example:

Draft EIR: 6.1 Air Quality (Page 6.1-1)
Final EIR: City Climate Change master Response (Page 4-1)
Errata No. 2: Climate Change (Page 12)

These documents are available at: www.cityofsacramento.org/dsd/planning/environmental-review/eirs/ and at the offices of the Community Development Department at 300 Richards Boulevard, Third Floor, Sacramento, California.

The proposed project is consistent with the land use designation for the project site. The project would result in the generation of greenhouse gases during construction and operation, as discussed below.

Short-term Construction Emissions

During construction of the project greenhouse gas emissions would be emitted from the operation of construction equipment and from worker and building supply vendor vehicles. The project area source and construction CO_2 emissions generated by the project would be approximately 110.8 metric tons per year, as modeled with the URBEMIS 2007, Version 9.2.4 program. These emissions would equate to approximately 0.000023 percent of the estimated GHG emissions for all sources in California (483 million metric tons) (CARB 2009). Construction would not exceed two years.

Long-term Operational Emissions

The major source of greenhouse gas emissions associated with the proposed project would be from energy use. CO_2 emissions make up the primary greenhouse gas. CO_2 emissions during operation of the project at full build-out would be approximately 444.5 metric tons, as estimated using the CO_2 Emissions Calculator for Electricity and Natural Gas by AECOM, which is based upon the California Climate Action Registry General Reporting Protocol Version 2.2, March 2007. These estimated emissions, which utilize SMUD's 2009 emission factors, equate to about 0.000092 percent of California's total emissions.

Buildings constructed as part of the project would be required to comply with current California building codes that enforce energy efficiency.

Ongoing Activities

The 2030 General Plan included direction to staff to prepare a Climate Action Plan for the City. Staff has continued work on this plan since adoption of the 2030 General Plan. The Climate Action Plan will provide additional guidance for the City's ongoing efforts to reduce greenhouse gas emissions. The Climate Action Plan is scheduled for completion in 2011.

Action continues at the state and federal level to combat climate change. In December 2009 the Environmental Protection Agency listed greenhouse gases as harmful emissions under the Clean Air Act. This action could eventually result in regulations that would have as their purpose the reduction of such emissions.

The Master EIR concluded that greenhouse gas emissions that could be emitted by development that is consistent with the 2030 General Plan would be cumulatively considerable and unavoidable (Errata No. 2, Page 12). The Master EIR includes a full analysis of greenhouse gas emissions and climate change, and adequately addresses these issues.

The project is consistent with the City's goals as set forth in the 2030 General Plan and MEIR relating to reduction of greenhouse gas emissions. The project would not impede the City's efforts to comply with AB32 requirements. The project would not have any significant additional environmental effects relating to greenhouse gas emissions or climate change.

Finding

The proposed project would have no additional project-specific environmental effects relating to air quality.

2. BIOLOGICAL RESOURCES	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
Would the Proposed Project: A) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X	
B) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X
C) Have substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X
D) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X
E) Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?			X
F) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or state habitat conservation plan?			X

Background

A Biological Resource Assessment of the Parkway at Co sumnes project site, including the proposed reservoir site, was performed in 2004 to determine whether any special status plant or wildlife species were present on the site. This was followed up by a Preliminary Biological Constraints Analysis for a ±10.6-acre Bruceville Road Parcels (APN: 117-0182-022 and 117 - 0182-023) by Foothill Associates in January 2007. The purpose of this analysis was to update the initial 2004 report and to determine whether any special status plants or wildlife species or sensitive habitats, such as wetlands, are located on the subject site.

The project site consists of disturbed non-native annual grassland. The site is bordered by annual grassland and new commercial construction to the north, single-family residential areas and annual grassland to the east, the recently developed Shasta Park to the south, and Bruceville Road and Cosumnes River College to the west. The site is regularly disked for weed/fire suppression. The site's elevation is approximately 25 feet above mean sea level.

Special Status Species Evaluation

The special status species evaluation considers those species identified as having relative scarcity and/or declining populations by the Unites States Fish and Wildlife Service (USFWS) or California Department of Fish and Game (CDFG). Special status species include those formally listed as threatened or endangered, those proposed for formal listing, candidates for federal listing, and those classified as Species of Concern by USFWS or Species of Special Concern by CDFG. Species considered to be "special animals" or "fully protected" by the CDFG or rare, threatened, or endangered in California by the California Native Plant Society (CNPS) were also included in the evaluation.

Regulatory Setting

The following city, State, and federal statues pertain to the proposed project:

- National Environmental Policy Act (42 USC 4321 et seq.)
- Federal Endangered Species Act (16 USC 1531-1543)
- Section 404 of the Clean Water Act (33 USC 1251-1376)
- Section 10 of the Rivers and Harbors Act (33 USC 401 et seq.)
- Fish and Wildlife Coordination Act (16 USC 661-666)
- Executive Order 11990, Protection of Wetlands (May 24, 1977)
- Migratory Bird Treaty Act of 1918 (16 USC 703-711)
- California Environmental Quality Act (PRC 21000 et seq.)
- California Endangered Species Act (California Fish and Game Code 2050 et seq.)
- Native Plant Protection Act (California Fish and Game Code 1900-1913)
- City of Sacramento Heritage Tree Ordinance (SCC Section 12.64.10-12.64.70)
- City of Sacramento Street Tree Ordinance (SCC Section 12.56.10-12.56.170)

Federal Endangered Species Act

The Federal Endangered Species Act defines 'take' (Section 9) and prohibits 'taking' of a listed endangered or threatened species (16 U.S.C. 1532, 50 CFR 17.3). If a federally listed species could be harmed by a project, Section 7 or 10 consultations must be initiated, and an Incidental Take Permit must be obtained (16 U.S.C. 1539, 50 CFR 13).

Federal Migratory Bird Treaty Act

Migratory birds are protected under the federal Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Part 10 including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). All migratory bird species are protected by the MBTA. Any removal of active nests during the breeding season or any disturbance that results in the abandonment of nestlings is considered a 'take' of the species under federal law.

Thresholds of Significance

For the purposes of this Initial Study, an impact is considered significant if construction and/or implementation of the project would result in the following impacts that remain significant after implementation of General Plan policies or mitigation from the General Plan MEIR:

- Creation of a potential health hazard, or use, production or disposal of materials that would pose a hazard to plant or animal populations in the area affected;
- Substantial degradation of the quality of the environment, reduction of the habitat, reduction of population below self-sustaining levels of threatened or endangered species of plant or animal; or
- Affect other species of special concern to agencies or natural resource organizations (such as regulatory waters and wetlands).

"Special-status" is defined as species that are:

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

Answers to Checklist Questions

Question A, D-F

A number of special status raptors including Swainson's hawk and burrowing owl would have a reasonable potential for occurring in the study area based on the presence of suitable foraging habitat. There are no trees located on the subject site and therefore, nesting of raptors species is very unlikely.

The proposed project site consists of approximately 2 acres of vacant land dominated by annual grassland species. As stated above the project area has been recently disked and was disturbed during the construction of Shasta Park and Imagination Way. The site is undeveloped and was historically farmland. The site is now fallow and plant species include non-native grassland species.

During the site visit in January of 2007 by Foothill Associates, no wildlife was observed at the site. However, review of the California Department of Fish & Game (DFG) California Natural Diversity Data Base (CNDDB) also identified historic occurrences of burrowing owls (*Athene cunicularia*)

northwest of the site at the Cosumnes River College Campus. Based, on the historic documentation of burrowing owls in the area, the project site could provide habitat for burrowing owls. Even though no owls were observed at the site during the site visit, owls could inhabit the area prior to development of the site, which could result in potential impacts to this species. The mitigation measures listed below will ensure that potential impacts to burrowing owls are less-than-significant.

Swainson's hawk (*Buteo swainsoni*) is a tree-nesting species known to nest in the area. Swainson's nesting activity has been documented within approximately two to three miles of the study area during the 2002 breeding season according to the California Natural Diversity Database (CNDDB). Although some of the nest trees might have since been displaced by development or are no longer active, it is reasonable to assume that Swainson's hawks are actively nesting in the region.

Development of the proposed project site would remove potential foraging habitat for Swainson's hawk and foraging/nesting habitat of burrowing owl. The City of Sacramento requires mitigation for impacts to Swainson's hawk foraging habitat within ten miles of an active nest. Loss of foraging habitat is considered a potentially significant impact unless mitigated.

Construction and operation of the proposed facilities would not interfere with the movement of any protected species. No trees would be removed, and no habitat conservation plan or other conservation plan affects the project site.

Question B & C

The United States Army Corps of Engineers (Corps) and the United States Environmental Protection Agency regulate the discharge of dredge and fill material into "waters of the United States" under Section 404 of the Clean Water Act.

Wetlands are defined for regulatory purposes as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands generally include swamps, marshes, bogs, and similar areas (33 CFR 328.3, 40 CFR 230.3). Wetlands also include less conspicuous wetland types such as vernal pools and other seasonal wetlands. The Corps will typically take jurisdiction over the portion of a project study area that contains waters of the United States and adjacent wetlands.

The site does not contain any wetland features. There are scattered weak wetland indicator plant species throughout the site vicinity such as curly dock (*Rumex crispus*), English plantain (*Plantago lanceolata*), and Mediterranean barley (*Hordeum marinum*). However, these plants species are not associated with any wetland hydrology such as depressions or riverine features with a defined bed and bank. The site has been repeatedly tilled and leveled and this process has removed any significant topography that would support significant ponding of water. Based on these observations, there are no waters of the U.S. or other wetland features on the site that would be subject to U.S. Army Corps of Engineers jurisdiction. No riparian habitat occurs on the project site.

Mitigation Measures

Implementation of the following measures would reduce the impact to a less-than-significant level.

BR-1a) If construction or grading is scheduled during February to September, a pre-construction survey shall be conducted and prepared by a qualified biologist within thirty (30) days prior to the start of any grading or construction activities to determine the presence of any special status species or species of special concern (nesting burrowing owls).

b) If an adults-only active burrowing owl burrow(s) nest is discovered during the pre-construction survey the monitoring biologist shall install a one-way door on the burrow(s) and monitor and inspect per DFG guidelines. If an active nest with chicks is encountered, one-way doors shall not be used unless authorized by DFG in writing. No construction shall occur near the nest until the monitoring biologist has consulted with the DFG on allowing construction to proceed. The monitoring biologist shall, through consultations with DFG, determine an appropriate buffer between the nest and any construction activity allowed to proceed on the project site prior to the fledging of the chicks. No construction or grading activities shall begin until the monitoring biologist has submitted a written clearance to the Department of Development Services that the burrowing owl(s) have vacated or been safely relocated by the monitoring biologist. After active burrows are vacated, the burrow must be destroyed completely by the monitoring biologist prior to grading or construction activity.

BR-2) Prior to the issuance of grading permits, the project applicant shall preserve an equal amount of suitable raptor foraging habitat, at a 1:1 ratio. Suitable foraging habitat includes fallow land, alfalfa or other low growing crops. Preservation shall occur through the purchase of credits at a CDFG-approved mitigation bank which has the project within its service area, or through the purchase of conservation easements or fee title of lands with suitable foraging habitat no further than a ten (10) mile radius of the perimeter of the project site, or through any combination of the foregoing. Any habitat identified by the applicant shall be evaluated using the following five criteria in consultation with the CDFG:

i. Does the mitigation parcel provide suitable foraging habitat?
ii. Is the parcel located in close proximity to the impacted foraging habitat?
iii. Is the parcel adjacent to other protected habitat thereby contributing to a larger habitat preserve?
iv. Is the parcel outside of areas identified for urban growth?

A mitigation plan shall be established and submitted to the City for approval prior to the issuance of grading permits and, at a minimum, shall include confirmation of title and encumbrances, details on mitigation site location, development, maintenance and monitoring. Any easements shall be in compliance with Government Code Section 65965. Land and easements shall be approved by the City in consultation with CDFG.

Finding

With implementation of the identified mitigation measures any additional significant environmental effects would be reduced to a less-than-significant level.

3. CULTURAL AND HISTORIC RESOURCES	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
Would the Proposed Project: A) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			X
B) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		X	
C) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X

Background

The project site is not in an area identified as having high sensitivity for archaeological resources. (Master EIR, Figure 6.4-1) High sensitivity areas are those most sensitive to urban development due to the potential presence of cultural resources. These areas include areas along the Sacramento and American Rivers, North Natomas, portions of North Sacramento which lie north of I-80 along drainage courses, the American River floodplain, the southwest portion of South Natomas, the Florin Road vicinity, and the unsurveyed drainage ditches of South Sacramento.

Summary of Analysis under the 2030 General Plan Master EIR, Including Cumulative Impacts, Growth Inducing Impacts, and Irreversible Significant Effects

Impacts 6.4-2 and 6.4-4 in the Master EIR identified cumulative effects on archaeological resources resulting from implementation of the 2030 General Plan as significant and unavoidable. The Master EIR identified development in high sensitivity areas, especially along the rivers and downtown, as areas in which such impacts would predominate.

Policies HCR 2.2 and HCR 23.1.15 in the 2030 General Plan are in place to protect archaeological resources by requiring surveys, research and testing prior to excavation in high sensitivity areas and the proper handling of discovered resources and enforcement of applicable laws and regulations. The project site is not in an identified highly sensitive area.

The Master EIR references the requirements of California Health and Safety Code section 7050.5(b) relating to procedures to be followed in the event human remains are discovered.

Thresholds of Significance

For purposes of this Initial Study, impacts to cultural and/or historic resources may be considered significant if construction and/or implementation of the Proposed Project would result in the following impacts that remain significant after implementation of General Plan policies or mitigation from the General Plan MEIR:

- Cause a substantial change in the significance of a historical or archaeological resource as defined in CEQA Guidelines Section 15064.5 or
- Directly or indirectly destroy a unique paleontological resource

Answers to Checklist Questions

Questions A-E

There are no structures located on the project site. While the project site is not located in a high sensitivity area for cultural or historical resources, construction of the project could result in the discovery of previously unidentified cultural or historical resources. The City has committed to limiting potential impacts by incorporating specific mitigation measures. Without mitigation, the impact would be considered potentially significant.

Because unknown archaeological or historic resources may be discovered as part of any excavation, there is a project-specific impact. The mitigation identified below establishes procedures for responding to such discoveries during construction. Implementation would reduce any project-specific effects to a less-than-significant level.

Mitigation Measures

Implementation of the following mitigation measures during construction would ensure that the impact would be reduced to a less-than-significant level.

CR-1a) In the event that any prehistoric subsurface archeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during construction-related earth-moving activities, all work within 50 meters of the resources shall be halted, and the City shall consult with a qualified archeologist to assess the significance of the find. Archeological test excavations shall be conducted by a qualified archeologist to aid in determining the nature and integrity of the find. If the find is determined to be significant by the qualified archeologist, representatives of the City and the qualified archeologist shall coordinate to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation. In addition, a report shall be prepared by the qualified archeologist according to current professional standards.

b) If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives.

If Native American archeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archeologists, who are certified by the Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and Native American representatives, who are approved by the local Native American community as scholars of the cultural traditions.

In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is

to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements.

CR-2 If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have taken place.

Finding

The proposed project would have project-specific additional significant environmental effects for cultural resources not previously examined in the Master EIR. The identified mitigation measures would reduce any project-specific effects to a less-than-significant level.

4.GEOLOGY AND SOILS	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
Would the Proposed Project: A)Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking or seismic-related ground failure, including liquefaction?			X
B) Result in substantial soil erosion or the loss of topsoil?			X
C) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X
D) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X

Thresholds of Significance

For purposes of this Initial Study, impacts from geologic or soil conditions may be considered significant if construction and/or implementation of the Proposed Project would result in the following impact that remains significant after implementation of General Plan policies or mitigation from the General Plan MEIR:

> A project built that will either introduce geologic or seismic hazards by allowing the construction of the project on such a site without protection against those hazards.

Answers to Checklist Questions

Question A

Cities in California are required to consider seismic safety as part of the General Plan Health and Safety element. The inclusion of seismic considerations in the General Plan serves to establish policies that help protect lives and property from seismic and geologic activity or unstable soil conditions. As part of the process of complying with Uniform Building Code (UBC) requirements, geotechnical engineering reports are required to assess site-specific conditions. The application of regulatory requirements minimizes the potential for significant geologic, soils, or seismic impacts.

A geotechnical investigation report for the project site was prepared on December 22, 2006 by Soil Search Engineering (SSE). Review of the 1997 UBC indicates that the site is located within Seismic Zone 3 and a site coefficient of S_D would be appropriate for seismic analysis of the site." The site is not within a current Alquist-Priolo Special Study Zone. Because the project is required to comply with regulatory requirements, seismic hazards are less than significant.

Question B-D

Preliminary findings of the SSE report detailed potential issues with plasticity and soil expansion potential, and pavement subgrade quality. While issues have been identified on the project site, the report suggests the site is suitable for the proposed project as long as proper engineering practices are followed for preparation of the soil (excavation and removing of the existing soil and importing and proper use of engineered fill). Regulatory building requirements would ensure further geotechnical investigation and adherence to appropriate construction standards; therefore, the impact is less than significant.

The SSE report indicated that no free groundwater was encountered below the existing ground elevation in the exploratory test holes at the time of drilling. State regulations and standards related to geotechnical considerations are reflected in the Sacramento City Code. Construction and design would be required to comply with the latest City-adopted code at the time of construction, including the Uniform Building Code. The code would require construction and design of buildings to meet standards that would reduce risks associated with subsidence or liquefaction. Any dewatering activities associated with the proposed project must comply with application requirements established by the Central Valley Regional Water Quality Control Board (RWQCB) to ensure that such activities would not result in substantial changes in groundwater flow or quality. Compliance with the RWQCB requirements would ensure a less than significant impact and no mitigation is required.

Finding

The proposed project would not have any project-specific additional significant environmental effects for geology and soils not previously examined in the Master EIR, and no new mitigation measures or alternatives are required.

5. HAZARDS AND HAZARDOUS MATERIALS	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
Would the Proposed Project: A) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X
B) Create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X
C) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X
D) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X
E) Result in a safety hazard for people residing or working in the project area, for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, or public use airport?			X

Background

The site is currently vacant. The property has been periodically disked for weed abatement. Based on a review of aerial photos, it appears that historically there was a structure located on the southwestern corner of the site, but the structure had been removed years ago. No odoriferous soils or stressed vegetation were observed on the surface of the property and no evidence of hazardous materials contamination was found on the project site during a site visit.

Goals and policies have been developed by the County of Sacramento concerning the management of hazardous substances to protect human health and the environment (Sacramento County Hazardous Waste Management Plan, 1988; 1986 to 2006 General Plan for Sacramento, 1987). These goals and policies are in conformance with the Cal/OSHA, Cal EPA, and Office of Emergency Services requirements and apply to the proposed project.

Thresholds of Significance

For purposes of this Initial Study, impacts due to hazards or hazardous materials may be considered significant if construction and/or implementation of the Proposed Project would result in the following impacts that remain significant after implementation of General Plan policies or

mitigation from the General Plan MEIR:

- Expose people (e.g., residents, pedestrians, construction workers) to existing contaminated soil during construction activities;
- Expose people (e.g., residents, pedestrians, construction workers) to asbestos-containing materials or other hazardous materials; or
- Expose people (e.g., residents, pedestrians, construction workers) to existing contaminated groundwater during dewatering activities.

Answers to Checklist Questions

Question A

The site is not listed on the most current County of Sacramento Toxic Site Cleanup Report, which lists sites where unauthorized releases of potentially hazardous materials have occurred.

Question B

The proposed site plan would be reviewed for adequacy by the Fire Department. Recommendations by the department would be incorporated into site design. Construction traffic from the development of the proposed project would not be anticipated to block roads or interfere with emergency plans due to the implementation of a traffic control plan during construction. In addition, project operational traffic would not interfere with any emergency routes or evacuation plans. The impact would be considered less than significant.

Question C

The project would construct and operate a water reservoir, groundwater well and treatment facility, and booster pumping station. None of these require storage of hazardous materials. If needed, groundwater treatment facilities which may include treatment for Iron, Manganese, Arsenic and/or gasses. The project would not result in the creation or exposure of any health hazard or potential health hazard. The impact would be considered less than significant.

Question D

The subject property is presently vacant and shows no evidence of having contained aboveground or underground motor fuel storage tanks, oil/water separators, repair garages, hydraulic lifts or dry cleaning facilities; and no known regional hazardous material impairments to ground water quality beneath or within one-quarter mile of the subject property were identified. Any septic system and associated leach fields and/or dry wells would be abandoned in accordance with local ordinances and the recommendations of a qualified geotechnical engineer and if necessary, wells be properly destroyed – this procedure requires a well abandonment permit from the Sacramento County Department of Environmental Management. If necessary, removal of any septic system and/or well would necessitate permits, essentially ensuring that appropriate measures would be implemented. Since these practices would be enforced through existing laws and regulations and the subject site has no record or evidence of containing hazardous materials, the impact would be considered less than significant.

Question E

The majority of the site consists of disturbed grassland. Absent development, the fire hazard would increase due to continuing vegetative growth on the vacant parcels. Development of the project site would eliminate the growth of on-site fire-prone vegetation, thereby reducing the fire hazard. In addition, fire extinguishers would be required onsite during all construction activities. Since development would serve to decrease the fire hazard, impacts associated with fire hazards would be considered less than significant.

Finding

The proposed project would not have any project-specific additional significant environmental effects for hazards not previously examined in the Master EIR, and no new mitigation measures or alternatives are required.

6. HYDROLOGY AND WATER QUALITY	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
Would the Proposed Project: A) Violate any water quality standards or waste or discharge requirements?			X
B) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to level which would not support existing land uses or planned uses for which permits have been granted)?			X
C) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X
D) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X
E) Otherwise substantially degrade water quality?			X
G) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X
H) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X

Background

The City obtains the majority of its water supply from two surface water sources (the Sacramento and American rivers), with groundwater making up the balance of supply. Most of the City's water supply comes from surface water that is diverted pursuant to the City's surface water rights and entitlements. These consist of water rights established before 1914, water rights established after 1914, and a settlement contract the City has with U.S. Bureau of Reclamation.

The groundwater basin underlying Sacramento County is divided into three subbasins: North American, Central, and South American. The North American Subbasin lies south of the Bear River, east of the Feather River, and north of the American River. The general direction of drainage in the sub-basin is west-southwest. The Central Basin lies south of the American River and is part of the South American Subbasin, which is bounded on the west by the Sacramento River, on the north by the American River, on the south by the Cosumnes and Mokelumne rivers, and on the east by the Sierra Nevada Range. These rivers act as major sources of recharge for the groundwater basins in the county.

Surface water and groundwater has been the subject of much ongoing discussion and planning in Sacramento County. The Water Forum, which began with discussions in 1993 and adoption of the Water Forum Agreement in 2000, was a consensus process that included agreements among the various stakeholders on water issues regarding water use and facilities. The Water Forum Agreement included planning for both surface water and groundwater supplies. The Water Forum documents, including the Water Forum Agreement and environmental impact report, are available online at http://www.waterforum.org/documents.cfm.

One of the seven elements in the Water Forum Agreement is groundwater management. Implementation of this element includes adherence to long-term average annual pumping limits that are tied to sustainable yields for each of the three basins: 131,000 acre-feet for the North American Subbasin, 273,000 acre-feet for the Central Basin, and 115,000 acre-feet for the South American Subbasin.

The Water Forum Agreement also included commitment to the Water Forum Successor Effort; the formation of two groundwater management agencies was one of the results. The Central Sacramento County Groundwater Management Plan was completed in 2006, and a joint powers authority was formed by the cities of Elk Grove, Folsom, Rancho Cordova, and Sacramento, and the County of Sacramento, to implement the plan. A Board of Directors meets monthly as part of the implementation process. (See http://www.scgah2o.org/ for information regarding the plan.) The Water Forum also led to the establishment of the Sacramento Groundwater Authority (SGA), which adopted a groundwater management plan for the North American Subbasin. (See http://www.sgah2o.org/sga/programs/groundwater/ for information regarding the implementation effort.)

The City maintains 27 groundwater wells for potable use; 25 wells in the North American Subbasin and 2 wells in the South American Subbasin. Total capacity of the wells is 20 million gallons per day (mgd), or up to 22,400 acre-feet per year. The wells pump primarily from the North American Subbasin, with two active drinking water wells pumping from the South American Subbasin. As described in the project description, the Shasta Park Reservoir Project is located in the southern portion of the City of Sacramento, in the South American Subbasin. The Laguna Formation is one of the fresh-water-bearing aquifers in the region and consists of interbedded layers of sand, gravel, silt, and clay. California Department of Water Resources (DWR) reported that the specific yield of older alluvium, such as the Laguna Formation, is approximately 7 percent. Previous reports indicate that alluvial fan sediments of the Laguna Formation have been the interval through which nearby production wells in this area are drawing groundwater.

Groundwater levels in the South American Subbasin generally experienced declines from the mid-1960s to about 1980 and from 1987 through 1995. Groundwater levels partially or fully recovered between these drought periods and generally recovered to higher levels by 2000 than after the prior drought period. The most recent groundwater elevation maps available through the County of Sacramento's Web site indicate that the groundwater elevations in the vicinity of the proposed location for the new production well ranged between 20 and 30 feet below mean sea level (msl) in spring 2007 and between 30 and 40 feet below msl in fall 2007. In a previous report, Sacramento County Water Agency (SCWA) wells with well casing perforations or a screened interval in the Laguna Formation experienced groundwater elevations ranging between 30 feet to more than 70 feet below msl or depths to groundwater ranging from 78 to 108 feet below ground surface (Luhdorff and Scalmanini Consulting Engineers, 1998).

City of Sacramento 2030 General Plan

The 2030 General Plan was adopted in March 2009, and included the following policies directly relevant to the proposed project:

UTILITIES (U)

Citywide Utilities

Goal U 1.1 High-Quality Infrastructure and Services. Provide and maintain efficient, high-quality public infrastructure facilities and services throughout the city.

POLICIES

U 1.1.1 Provision of Adequate Utilities. The City shall continue to provide and maintain adequate water, wastewater, and stormwater drainage utility services to areas in the city currently receiving these services from the City, and shall provide and maintain adequate water, wastewater, and stormwater drainage utility services to areas in the City that do not currently receive these City services upon funding and construction of the infrastructure necessary to provide these City services.

U 1.1.3 Sustainable Facilities and Services. The City shall continue to provide sustainable utility services and infrastructure in a cost-efficient manner.

U 1.1.12 Impacts to Environmentally Sensitive Lands. The City shall locate and design utilities to avoid or minimize impacts to environmentally sensitive areas and habitats.

WATER SYSTEMS

Goal U 2.1 High-Quality and Reliable Water Supply. Provide water supply facilities to meet future growth within the City's Place of Use and assure a high-quality and reliable supply of water to existing and future residents.

POLICIES

U 2.1.2 Optimize Capacity. The City shall optimize storage, treatment, and distribution capacity of its water system.

U 2.1.3 Water Treatment Capacity and Infrastructure. The City shall plan, secure funding for, and procure sufficient water treatment capacity and infrastructure to meet projected water demands.

The City has historically constructed, expanded, and improved its water diversion, treatment, and transmission facilities, as needed, to accommodate increasing water supply demands. The City has planned for system improvements in the 2005 Water Distribution System Master Plan that would accommodate the City's peak hour demands. These improvements include construction of the proposed project.

Groundwater Quality

Previous reports indicate that groundwater quality in the vicinity of the new production well is potentially impaired with concentrations of arsenic and manganese increasing with depth. The

Laguna and Riverbank formations have been described as the most widely targeted formations in the region because they are largely above the oxidized-reduced boundary, and generally avoid water quality problems associated with the iron and manganese at greater depths (Luhdorff and Scalmanini Consulting Engineers, 1998). In a more recent report, geologic cross-sections drawn through the vicinity of the new production well site indicate that arsenic concentrations were greatest at one of California American Water Company's Wells, approximately 1 to 1.5 miles northeast (Wood Rogers, 2010). The City's two production wells, located approximately one to one and a half miles to the northwest have acceptable concentrations of arsenic.

A previous report indicated that manganese concentrations in some wells in the western portion Sacramento County Water Agency's (SCWA) Laguna well field, more than 2 miles south of the City's new production well site, exceeded maximum contaminant levels for secondary drinking water standards (Luhdorff and Scalmanini Consulting Engineers, 1998). A geologic cross-section drawn through the vicinity of the new production well site indicates that manganese concentrations were acceptable in nearby production wells, approximately 1 mile from the new production well site, at depths less than approximately 250 to 300 feet below msl (Wood Rogers, 2010).

Thresholds of Significance

For purposes of this Initial Study, impacts to hydrology and water quality may be considered significant if construction and/or implementation of the proposed project would result in the following impacts that remain significant after implementation of General Plan policies or mitigation from the General Plan MEIR:

- Substantially degrade water quality and violate any water quality objectives set by the State Water Resources Control Board, due to increases in sediments and other contaminants generated by construction and/or development of the Specific Plan or
- Substantially increase the exposure of people and/or property to the risk of injury and damage in the event of a 100-year flood.

Answers to Checklist Questions

Question A

The proposed project site is level and would be developed with impervious surfaces and landscaping. The proposed project would result in the covering of approximately 2 acres of vacant land with utility infrastructure uses. Development with impervious surfaces would increase runoff and absorption rates. Runoff from the project site would be directed to the existing storm drain system. The additional flows to the existing system would not be substantial when compared to existing flows, and the storm drain system would be adequate to handle the anticipated flows.

The proposed project would not violate any waste discharge practices and would be consistent with the goal of NPDES stormwater regulations is to improve the quality of stormwater discharged to receiving waters to the "maximum extent practicable" through the use of structural and non-structural Best Management Practices (BMPs). With adequate infrastructure to handle the relatively small increase in surface runoff and the implementation of BMPs, the impact would be considered less than significant.

Question B

The potential for groundwater levels to be substantially depleted as a result of implementation of the project was evaluated using the "Theis equation," utilizing appropriate assumptions about the aquifer characteristics in the vicinity of the new production well. Pumping a well causes a cone of depression, or drawdown, of the water table of an unconfined aquifer or of the piezometric surface for a confined aquifer. The Theis equation was developed to predict groundwater drawdown at any given radius from a well after a fixed period of pumping. The equation may be used alone on a well-by-well basis or in a numerical groundwater model to predict aquifer response to multiple wells, each operating independently. The Theis equation uses the flow yield, which is usually a result of pumping the well. The equation takes into account the transmissivity and storativity of the underlying formation. An assumption the model makes is that the well resides in a confined aquifer, that the aquifer is uniform, and that it extends infinitely. The Theis equation is most often applied to water wells.

Previous pump tests conducted at the two nearest City production wells (Well 83 and Well 107) approximately 1.5 miles northwest of the project site indicated that the specific capacities of these wells ranged between 60 and 127 gallons per minute per foot (gpm/ft). Previous reports indicated that the specific capacity of Sacramento County Water Agency (SCWA) wells (L46, L65, L41, L52, and L47) with total depths ranging between 238 and 295 feet, located approximately 2 to 3 miles south of the new production well, had specific capacities ranging between 17.6 and 26 gpm/ft (Luhdorff and Scalmanini Consulting Engineers, 1998). Although the Laguna Formation is reported to be an unconfined aquifer, a previous study reported that short-term aquifer tests indicated semiconfined or confined conditions (Luhdorff and Scalmanini Consulting Engineers, 1998). Therefore, because the new production well site has not been constructed or tested, aquifer properties, including storage coefficients and transmissivity values were estimated in the analysis based upon previous reports.

For the purpose of the analysis, it was assumed that the proposed production well would be pumping continuously at a rate of 2,000 gallons per minute (gpm). The results of the analysis indicate that other production wells located within 1 mile of the proposed production well, and perforated or screened in the same aquifer zone, could experience up to 9.7 feet of additional drawdown after 100 days of continuous pumping, which is considered a "worst case" scenario because production wells such as the one proposed operate intermittently as needed as opposed to continuously.

This analysis considered water-level impacts up to 2 miles from the proposed production well, where production wells screened in the same aquifer zone could have approximately 7 feet of additional drawdown. The potential for drawdown could be minimized by increasing the screen length within the proposed production well to increase the portion of the aquifer being accessed. However, increasing the total screen length could require pumping from zones of the underlying aquifer with less desirable water quality, potentially resulting in the need for wellhead treatment at the new production well. The final screen length would be determined following drilling of exploratory borings and collection of groundwater samples from a monitoring well to be constructed at the new production well location. Figure 1 shows that the majority of other wells near the production well site are other City of Sacramento wells, and most of these are beyond 1 mile. Beyond 2 miles from the proposed production well, it is believed that the impact of pumping would be less than the potential impact at 1 mile and would be difficult to measure or quantify relative to other factors such as ongoing pumping from other wells, aquifer variability, and seasonal and long-term variability in hydrologic conditions. The potential impacts would be considered less than significant.

Not included on the map are the locations of privately owned shallow domestic wells. Because these wells tend to be screened in the shallow unconfined aquifer zones, it is believed that pumping from the proposed production well in the deeper confined system would have negligible effects on groundwater levels in these wells.

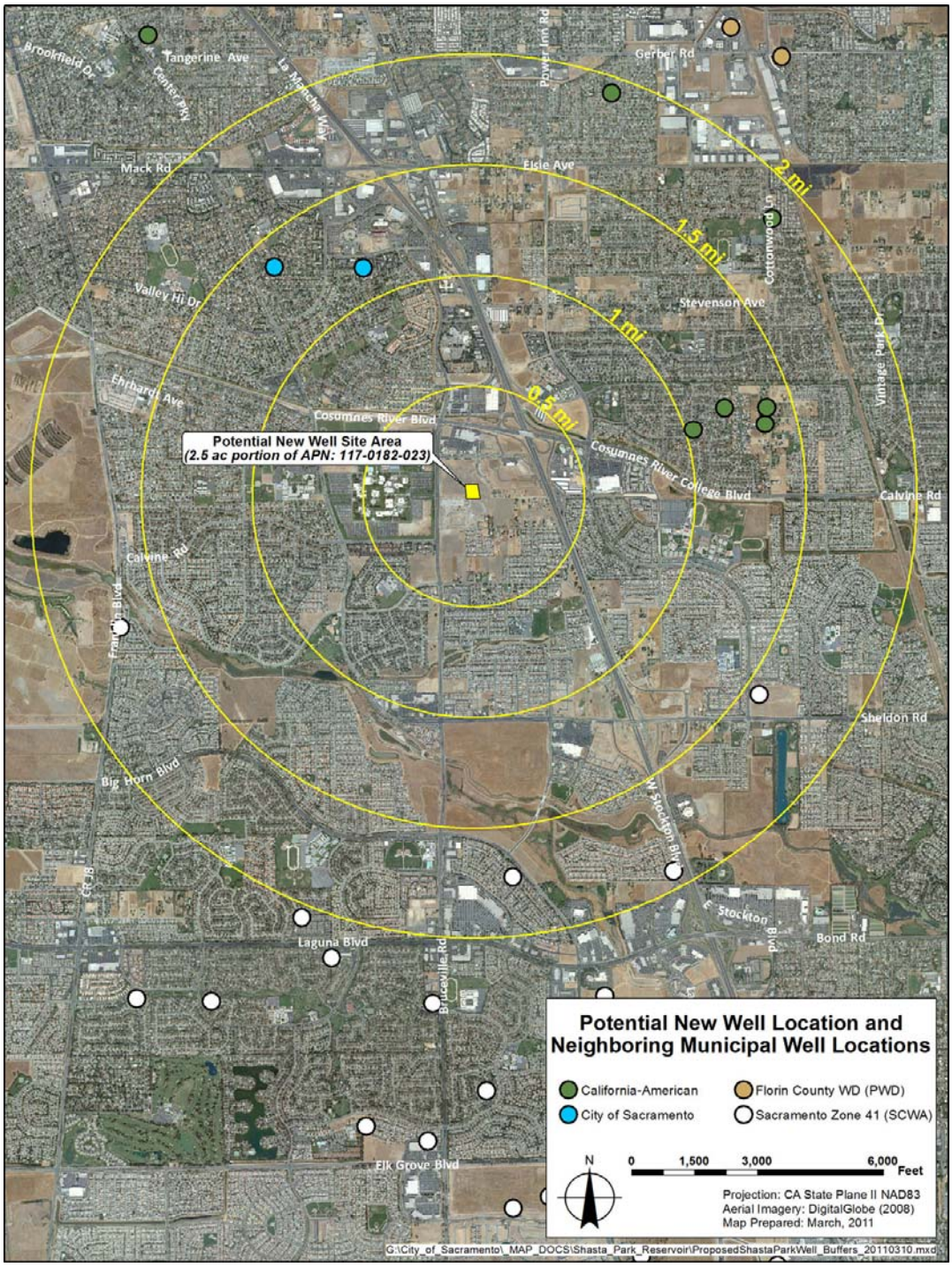

Figure 4.
Wells Within a 2-Mile Radius of the Proposed Production Well Site

Questions C - E

Construction, operation and abandonment of water wells are subject to the County of Sacramento Well Ordinance. See County Code Chapter 6.28, Wells and Pumps; City Code section 13.04.660. The City would obtain the required well permit from Sacramento County, and the construction and operation of the well would be subject to the County's oversight and regulation.

Unregulated runoff from the project site could affect water quality. Fuel, oil, grease, solvents, concrete wash, and other chemicals and wastes used in construction activities have the potential of creating toxic problems if allowed to enter waterways. Construction activities would include drilling the well, trenching for utilities, grading, construction of the reservoir and associated buildings, and paving of the driveways. These activities could potentially cause the release of sediments or materials into waterways. The degree of construction related impacts to water quality is partially determined by the duration of the various construction activities, timing of construction, and rainfall distribution. The proposed project would be required to comply with the City of Sacramento Code, Ordinance 15.88.250, Erosion and Sediment Control, effectively minimizing any potential runoff. Requirements will include treating their onsite and offsite drainage as well as the street drainage.

The project would be required to construct and implement both source control and on-site treatment controls. Off-site and on-site drainage as well as the street drainage would be treated prior to the discharge into the public drainage system. The proposed project is greater than one acre and would have to comply with the NPDES and obtain a General Permit for Stormwater Discharges Associated with Construction Activity. The NPDES permit requires the applicant to file a Notice of Intent and prepare a Stormwater Pollution Prevention Plan prior to construction. Post-construction stormwater quality control measures would be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. In addition, the developer/builder would be required to employ BMPs before, during, and after construction. Compliance with BMP provisions would ensure that development and use of the site would result in a less-than-significant impact to surface waters and surface water quality. The project would also be required to comply with RWQCB permit requirements to ensure that groundwater is not impacted.

Compliance with these regulatory requirements would reduce any impacts to a less-than-significant level.

Questions F - H

The proposed project is located in Zone X. FEMA does not have building regulations for development in areas designated Zone X and would not require mandatory flood insurance for structures in Zone X. Flood Zone X shaded consists of areas of 500-year flood - areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. Because the project site would be located in a low-risk flood zone, impacts associated with water related hazards would be considered less than significant.

The proposed project would not involve substantial excavation or trenching that would impact groundwater. In the event that dewatering activities are required, these could result in a short-term change in the quantity of groundwater and/or direction of rate of flow, and groundwater quality. Any dewatering activities associated with the proposed project must comply with application requirements established by the Central Valley Regional Water Quality Control Board to ensure that such activities would not result in substantial changes in groundwater flow or quality. Development of the project would not intercept an aquifer and would not result in substantial loss of groundwater recharge capability. While development would include impermeable surfaces, the project site is only ten acres in size. Due to the estimated depth of groundwater, absence of an aquifer, and relatively small loss of groundwater recharge capability, issues associated with these impacts would be considered less than significant.

Mitigation Measures

None required.

Findings

The proposed project would not have any project-specific additional significant environmental effects for hydrology and water quality not previously examined in the Master EIR, and no new mitigation measures or alternatives are required.

7. LIGHT AND GLARE	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
Would the Proposed Project: A. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X

Thresholds of Significance

For purposes of this Initial Study, impacts due to light and glare may be considered significant if construction and/or implementation of the Proposed Project would result in the following impacts that remain significant after implementation of General Plan policies or mitigation from the General Plan MEIR:

> A project with glare that causes public hazard or annoyance for a sustained period of time or casts light onto oncoming traffic or residential uses.

Answers to Checklist Questions

Question A

The proposed facilities would include lighting for security at the site. Such lighting would, consistent with the requirements of City Code, be directed away from any nearby residences. (City Code section 17.68.030) Any project-specific effect would be less than significant.

Finding

The proposed project would not have any project-specific additional significant environmental effects for light and glare not previously examined in the Master EIR, and no new mitigation measures or alternatives are required.

8. NOISE	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
Would the Proposed Project result in: A) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X	
B) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		X	
C) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X
D) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X	

Background

The proposed project area for the production well includes vacant land to the north, east and west, and Shasta Park to the south. Further east are some residential uses and across Bruceville Road to the west is Cosumnes River College (approximately ~~1500~~ **1880** feet to nearest building). There are four residential units to the east of the site on Cotton Lane with the nearest residence located approximately ~~435~~ **55** feet to the east of the proposed construction area.

The Sacramento City Code, Chapter 8.68, states that the following activities shall be exempted from provisions of the Noise Ordinance:

Noise sources due to the erection (including excavation), demolition, drilling, alteration or repair of any building or structure between the hours of seven a.m. and six p.m., on Monday, Tuesday, Wednesday, Thursday, Friday and Saturday, and between nine a.m. and six p.m. on Sunday; provided, however, that the operation of an internal combustion engine shall not be exempt pursuant to this subsection if such engine is not equipped with suitable exhaust and intake silencers which are in good working order. The director of building inspections, may permit work to be done during the hours not exempt by this subsection in the case of urgent necessity and in the interest of public health and welfare for a period not to exceed three days. Application for this exemption may be made in conjunction with the application for the work permit or during progress of the work.

The primary source of noise in the project area is vehicle traffic on State Highway 99 to the east and Bruceville Road to the west.

Thresholds of Significance

For purposes of this Initial Study, impacts due to noise may be considered significant if construction and/or implementation of the Proposed Project would result in the following impacts that remain significant after implementation of General Plan policies or mitigation from the General Plan MEIR:

- Result in exterior noise levels in the project area that are above the upper value of the normally acceptable category for various land uses due to the project's noise level increases;
- Result in residential interior noise levels of 45 dBA L_{dn} or greater caused by noise level increases due to the project;
- Result in construction noise levels that exceed the standards in the City of Sacramento Noise Ordinance;
- Permit existing and/or planned residential and commercial areas to be exposed to vibration-peak-particle velocities greater than 0.5 inches per second due to project construction;
- Permit adjacent residential and commercial areas to be exposed to vibration peak particle velocities greater than 0.5 inches per second due to highway traffic and rail operations; or
- Permit historic buildings and archaeological sites to be exposed to vibration-peak-particle velocities greater than 0.2 inches per second due to project construction and highway traffic.

Answers to Checklist Questions

Questions A – D

The project location is in an urbanized area with substantial existing noise sources. The primary source of noise is vehicle traffic, but construction activities are common and serve to increase ambient noise levels. The ambient noise level in the project vicinity is 60 dBA CNEL. (Master EIR, Figure6.8-1)

Operation of the groundwater well and reservoir would not include the type of work or equipment that would create or cause excessive noise or vibration. Electrical equipment used to operate the facilities would be enclosed within the control building and the well pumps would be similar to existing exterior water well pumps throughout the city. Operation of the facility would comply with the City's noise ordinance that restricts emission of noise at the project boundaries.

Construction of the proposed project would occur during normal business hours with the exception of well drilling, which requires continuation of drilling operations on a 24-hour basis until well completion. The period of time required for well drilling varies with ground conditions, and is not certain, but drilling can last from a few hours to several weeks. See Water Well Design and Construction, University of California, http://groundwater.ucdavis.edu/Publications/Harter_FWQFS_8086.pdf.
Some short-term temporary noise impacts would occur due to the well-drilling activities. Well drilling activities can result in noise levels of approximately 85 dBA at a distance of 50 feet. ~~With a noise attenuation rate of approximately 7.5 dBA for every doubling of distance,~~ **D**rilling noise levels at the nearest residential structure, approximately ~~400~~ **55** feet from the drilling site, would be approximately ~~62.5~~ **85** dBA. This would result in significant ~~nighttime~~ noise levels **during well drilling construction activities**.

The mitigation measures identified below would require the City to perform a site-specific analysis to determine the level of noise reduction needed to ensure that the noise emitted by project construction would not exceed 50 dBA at the property line of the existing residences in the area.

(See City Code section 8.68.060) Mitigation measures ensure that there will be advance notification to affected residences, and use of sound walls during 24-hour drilling that reduce impacts to an acceptable level. The mitigation measures below would reduce impacts related to noise and vibration to a less than significant level.

Mitigation Measures

N-1) Prior to commencement of drilling operations that will include 24-hour drilling, the City shall perform a site-specific analysis to determine the Sound Transmissivity Classification (STC) level for noise reduction to achieve construction noise levels of 50 dBA or less at the residences closes to the site to the east.

N-2) During well drilling activities or any other construction activities requiring 24-hour construction, the Department of Utilities shall include in construction specification requirements that contractors install and maintain an engineered sound wall or utilize other noise attenuation mechanism/techniques during 24-hour activities. Sound wall specifications shall include use of materials with a STC classification of 18, or greater if identified by the analysis required in Mitigation Measure N-1, and shall be installed to a height that intercepts the line of sight between the drill rig and sensitive receptors. The minimum height of the sound wall shall be fifteen (15) feet. The performance standard for the noise mitigation measure shall be reduction of noise levels within 400 feet of the drill rig to 50 dBA.

N-3) All residences and other sensitive receptors within 1,000 feet of the drilling site shall be notified four weeks in advance. The information distributed shall include the following:

- A brief description of the drilling and testing operations, the necessity for 24-hour drilling, and the proposed schedule for drilling and testing activities; and
- A contact person and 24-hour contact telephone number for noise complaints.

Finding

With the implementation of the mitigation measures above, project impacts from noise would be reduced to a less-than-significant level.

9. PUBLIC SERVICES	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
Would the Proposed Project result in: A. A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			X
I) Fire protection?			X
II) Police protection?			X
III) Schools?			X

Thresholds of Significance

For the purposes of this Initial Study, an impact would be considered significant if the project resulted in the need for new or altered services related to fire protection, police protection, or school facilities beyond what was anticipated in the 2030 General Plan.

Answers to Checklist Questions

Question A (I, II and III)

The project would construct and operate water infrastructure facilities at the project site. The project is part of the City's ongoing efforts to provide water service for municipal and industrial purposes within the City. The Master EIR evaluated the cumulative effects of ongoing development and growth in the City, and the project would not have any effects not previously discussed and evaluated in the Master EIR.

Finding

The proposed project would not have any project-specific additional significant environmental effects on public services not previously examined in the Master EIR, and no new mitigation measures or alternatives are required.

10. PUBLIC UTILITIES	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
Would the Proposed Project: A) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X
B) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
C) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
D) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X
E) Result in a determination by the wastewater treatment provider which serves or may serve the project's projected demand in addition to the provider's existing commitments?			X

Thresholds of Significance

For the purposes of this Initial Study, an impact would be considered significant if the project resulted in the need for new or altered services related to water supply, treatment, and distribution systems; sewer systems; and drainage systems beyond what was anticipated in the 2030 General Plan:

- Result in the determination that adequate capacity is not available to serve the project's demand in addition to existing commitments or
- Require or result in either the construction of new utilities or the expansion of existing utilities, the construction of which could cause significant environmental impacts.

Answers to Checklist Questions

Question A, B, E

The project would construct and operate a groundwater well with associated treatment facility and water reservoir on the site. The project would have no effect on wastewater demand or facilities.

Questions C, D

The project would construct and operate a water reservoir, groundwater well with associated

treatment facility and booster pump station. The facilities would not consume water, and would not require construction of new storm drainage facilities.

Finding

The proposed project will not have any project-specific additional significant environmental effects on public utilities not previously examined in the Master EIR, and no new mitigation measures or alternatives are required.

11. RECREATION	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
Would the Proposed Project: A) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X
B) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X

Thresholds of Significance

For purposes of this Initial Study, impacts to recreational resources may be considered significant if construction and/or implementation of the Proposed Project would result in the following impacts that remain significant after implementation of General Plan policies or mitigation from the General Plan MEIR:

- Cause or accelerate substantial physical deterioration of existing area parks or recreational facilities or
- Create a need for construction or expansion of recreational facilities beyond what was anticipated in the 2030 General Plan.

Answers to Checklist Questions

Questions A-B

The proposed project would construct and operate a water reservoir on approximately two acres, and a new groundwater well, booster pumping station and associated facilities. The project would not result in any increase in demand on recreational resources, and would not have any effects not identified in the Master EIR.

Finding

The proposed project would not have any project-specific additional significant environmental effects for recreation not previously examined in the Master EIR, and no new mitigation measures or alternatives are required.

12. TRANSPORTATION AND CIRCULATION	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
Would the Proposed Project: A) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?			X
B) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X
C) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X
D) Result in inadequate emergency access?			X
E) Conflict with adopted policies, plans, or programs supporting alternative modes of transportation (e.g., bus turnouts, bicycle racks)?			X

Thresholds of Significance

For purposes of this Initial Study, impacts resulting from changes in transportation or circulation may be considered significant if construction and/or implementation of the Proposed Project would result in the following impacts that remain significant after implementation of General Plan policies or mitigation from the General Plan MEIR:

Roadway Segments

- The traffic generated by a project degrades peak period Level of Service (LOS) from A,B,C or D (without the project) to E or F (with project) or
- The LOS (without project) is E or F , and project generated traffic increases the Volume to Capacity Ratio (V/C ratio) by 0.02 or more.

Intersections

- The traffic generated by a project degrades peak period level of service from A, B, C or D (without project) to E or F (with project) or
- The LOS (without project) is E or F, and project generated traffic increases the peak period average vehicle delay by five seconds or more.

Freeway Facilities

Caltrans considers the following to be significant impacts.

- Off-ramps with vehicle queues that extend into the ramp's deceleration area or onto the freeway;
- Project traffic increases that cause any ramp's merge/diverge level of service to be worse than the freeway's level of service;
- Project traffic increases that cause the freeway level of service to deteriorate beyond level of service threshold defined in the Caltrans Route Concept Report for the facility; or
- The expected ramp queue is greater than the storage capacity.

Transit

- Adversely affect public transit operations or
- Fail to adequately provide for access to public transit.

Bicycle Facilities

- Adversely affect bicycle travel, bicycle paths or
- Fail to adequately provide for access by bicycle.

Pedestrian Circulation

- Adversely affect pedestrian travel, pedestrian paths or
- Fail to adequately provide for access by pedestrians.

Answers to Checklist Questions

Questions A-E

Construction of the water reservoir and associated facilities on the project site would require importation of construction materials by truck, and use of private motor vehicles by construction personnel. Access to the project site is via Bruceville Road, a divided roadway of sufficient width to accommodate construction equipment. Disruption to traffic on Bruceville Road would be intermittent and of brief duration, and any effects would be less than significant. No additional significant environmental effects would occur.

Finding

The proposed project would not have any project-specific additional significant environmental effects for transportation not previously examined in the Master EIR, and no new mitigation measures or alternatives are required.

13. MANDATORY FINDINGS OF SIGNIFICANCE	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
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?			X
B) 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.)			X
C) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X

Answers to Checklist Questions

Question A

The proposed project is consistent with the City's approach to conjunctive use. Groundwater extraction would be within the agreed-upon limits for the groundwater basin, and there would be no significant effect on other groundwater users or the environment. Mitigation measures will be implemented to ensure that the project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal.

Question B

Construction of the reservoir, pumping station, well, treatment facility, and construction associated pipelines would result in temporary impacts for noise, but no cumulative effects would occur.

Question C

Installation and construction operations would have temporary effects but would not have any substantial adverse effects on human beings.

Section IV - Environmental Factors Potentially Affected

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

	Air Quality	X	Noise
X	Biological Resources		Public Services
X	Cultural and Historic Resources		Public Utilities
	Geology and Soils		Recreation
	Hazards and Hazardous Materials		Transportation and Circulation
	Hydrology and Water Quality		None Identified
	Light and Glare		

Section V - Determination

On the basis of the Initial Study:

I find that (a) the Proposed Project is an anticipated subsequent project identified and described in the 2030 General Plan Master EIR; (b) the Proposed Project is consistent with the 2030 General Plan land use designation and the permissible densities and intensities of use for the project site; (c) that the discussions of cumulative impacts, growth inducing impacts, and irreversible significant effects in the Master EIR are adequate for the Proposed Project; and (d) the Proposed Project **will** have additional significant environmental effects not previously examined in the Master EIR. A Mitigated Negative Declaration will be prepared. Mitigation measures from the Master EIR will be applied to the project as appropriate, and additional feasible mitigation measures and alternatives will be incorporated to revise the Proposed Project before the negative declaration is circulated for public review, to avoid or mitigate the identified effects to a level of insignificance. (CEQA Guidelines Section 15178(b))

Scott Johnson — Signature

4-7-11 — Date

Scott Johnson, Associate Planner

Scott Johnson — Signature

4-23-2012 — **REVISED** Date

Scott Johnson, Associate Planner

References

California Climate Action Registry, 2009 Annual Emissions Report, Sacramento Municipal Utility District (Emissions from CA and US Operati ons), website: https://www.climateregistry.org/CARROT/public/reports.aspx (accessed April 6, 2011)

Foothill Associates, 2007. Preliminary Biological Constraints Analysis for +_ 10.6-acre Bruceville Road Parcels (APN 117-0182-022 and 117-1082-023)(sic)

Luhdorff & Scalmanini Consulting Engineers, 1998. Groundwater Injection Feasibility Study. Prepared for Sacramento County Water Agency. June 1998.

Soil Search Engineering, 2006. Ge otechnical Investigation Bruceville Road Subdi vision, 8395 Bruceville Road, Elk Grove, California, December 22, 2006.

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Wood Rodgers, Inc. 2010. City of Sacramento Water Master Plan – Hydrogeologic Report. September 2010.

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

JERRY BROWN
GOVERNOR

May 13, 2011

Back to Table of Contents

Scott Johnson
City of Sacramento
300 Richard Boulevard
Sacramento, CA 95811

Subject: Shasta Park Reservoir Project
SCH#: 2011042039

Dear Scott Johnson:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on May 12, 2011, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2011042039
Project Title Shasta Park Reservoir Project
Lead Agency Sacramento, City of

Type Neg Negative Declaration

Description The project includes the construction, operation and maintenance of a groundwater well and water reservoir on an approximately two-acre parcel east of Bruceville Road and north of Imagination Way in south Sacramento. The reservoir would have a capacity of approximately 4 million gallons. A groundwater well would be installed on the site, with a capacity of 2 million gallons per day, and an anticipated withdrawal of approximately 2 acre-feet per year. A water treatment facility would be constructed with a capacity of 2 million gallons per day, and a pump station with a capacity of 15 million gallons per day. The pump station would pump water from the reservoir to users.

Lead Agency Contact

Name Scott Johnson
Agency City of Sacramento
Phone 916 808 5842 **Fax**
email
Address 300 Richard Boulevard
City Sacramento **State** CA **Zip** 95811

Project Location

County Sacramento
City Sacramento
Region
Lat / Long
Cross Streets Bruceville Road and Imagination Parkway
Parcel No. 117-0182-023
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 99
Airports
Railways
Waterways
Schools Cosumnes River College
Land Use Present use of the one Parcel is vacant land. The Zoning of the parcel is Multi-family Residential Review Zone (R-2B-R) and the General Plan Land Use is Medium Density Residential (MDR, 16-29 dwelling units per acre).

Project Issues Archaeologic-Historic; Noise; Public Services; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Water Quality; Water Supply; Wildlife

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 2; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 3; CA Department of Public Health; State Water Resources Control Board, Divison of Financial Assistance; Regional Water Quality Control Bd., Region 5 (Sacramento); Department of Toxic Substances Control; Native American Heritage Commission

Date Received 04/13/2011 **Start of Review** 04/13/2011 **End of Review** 05/12/2011

Note: Blanks in data fields result from insufficient information provided by lead agency.

DEPARTMENT OF TRANSPORTATION
DISTRICT 3 – SACRAMENTO AREA OFFICE
2379 GATEWAY OAKS DRIVE,
SUITE 150
SACRAMENTO, CA 95833
PHONE (916) 274-0627
FAX (916) 263-1796
TTY 711

Shasta Park Reservoir MND
Comment Letter #2

Flex your power!
Be energy efficient!

May 9, 2011

03-2011-SAC0021
03-SAC-99/PM 15.50
Shasta Park Water Reservoir Project
Draft Mitigated Negative Declaration
SCH # 2011042039

Mr. Scott Johnson
Associate Planner
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

Dear Mr. Johnson,

Thank you for the opportunity to review and comment on the Shasta Park Water Reservoir Project Draft Mitigated Negative Declaration.

The project proposes to construct a ground water well and water reservoir on a two acre parcel. The parcel is located in south Sacramento, southwest of the State Route (SR) 99 and Cosumnes River Boulevard/Calvine Road interchange, east of Bruceville Road, and north of Imagination Way. The reservoir would have a capacity of approximately 4 million gallons, and the groundwater well would have a capacity of 2 million gallons per day. The site would also have a treatment facility with a two million gallon per day capacity and a pump station with a 15 million gallon per day capacity.

Our comments are as follows:

- The operation of the proposed facility is not anticipated to result in impacts to the State system. However, Caltrans recommends that the City of Sacramento inquire of the applicant how many employees are expected to be operating the site on a daily basis. If the work force is small, the majority of the anticipated work force does not travel on SR 99, or the work force travels opposite the peak hour commute direction, then the impacts to the SR 99 may be minimal.

- If construction of the proposed project utilizes State facilities, Caltrans recommends that the City prepare and submit for our review a Traffic Management Plan. We also recommend that trips to the project site during

construction, i.e., truck hauls, be conducted at off-peak times.

If you have any questions about these comments please contact Larry Brohman at (916) 274-0627 or larry_brohman@dot.ca.gov.

Sincerely,

ERIC FREDRICKS, Chief
Office of Transportation Planning – South

From: Eck, Darrell (MSA)
To: Scott Johnson
Cc: Jim Peifer; Schmitz, Kerry (MSA)
Subject: Comments to the Draft Mitigated Negative Declaration for the Shasta Park Reservoir Project
Date: Thursday, May 12, 2011 3:52:27 PM

Thank you for the opportunity to comment on the Draft Mitigated Negative Declaration for the Shasta Park Reservoir Project.

The Notice of Availability/Intent to Adopt, Mitigated Negative Declaration and Initial Study indicate that the project intends to pump two (2) acre-feet per year from the groundwater basin. This amount of production is inconsistent with the size of production and storage facilities identified for the project.

Question B under Hydrology and Water Quality (p. 28) asks if the project would substantially deplete groundwater supplies… such that there would be a net deficit in aquifer volume or lowering of the local groundwater table level. The response to this question (pp. 32-33) best addresses the issue of lowering the local groundwater table through the use of the "Theis equation." In order to address the question of net deficit in aquifer volume the City should equip the proposed well in such a way to allow for regular measurements of aquifer levels by the groundwater basin management authority as part of the overall groundwater management plan for the basin.

Darrell K. Eck
Executive Director
Sacramento Central Groundwater Authority
Telephone (916) 874-5039
Fax (916) 874-5698