Community Development Department

CITY OF SACRAMENTO
CALIFORNIA

300 Richards Boulevard
Sacramento, CA
95811

Environmental Planning Services
916-808-2762

ADDENDUM TO AN APPROVED MITIGATED NEGATIVE DECLARATION

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

8151 Sheldon Commercial Rezone (P10-060) - A request to amend the General Plan Designation from Suburban High Density Residential to Suburban Center and zoning re-designation from RE-1/4 to C-2R for approximately 3.8 acres for properties located at 8151 Sheldon Road. This request requires a General Plan Amendment and a Rezone. There are no building specific proposals at this time.

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, as identified in the attached Addendum, would have a significant effect on the environmental beyond that which was evaluated in the attached Mitigated Negative Declaration. A new Mitigated Negative Declaration is not required pursuant to the California Environmental Quality Act of 1970 (Sections 21000, et. Seq., Public Resources Code of the State of California).

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

A copy of this document and all supportive documentation may be reviewed or obtained at the City of Sacramento, Community Development Department, Planning Division, 300 Richards Boulevard, Sacramento, California 95811.

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

Date:

By: _____

8151 Sheldon Commercial Rezone (P10-060)
Addendum to Mitigated Negative Declaration

File Number/Project Name: 8151 Sheldon Commercial Rezone (P10-060)

Project Location: 8151 Sheldon Road (APNs 117-0220-002, 022, 023, 025), within the South Area Community Plan.

Existing General Plan Designations and Zoning: Suburban High Density Residential/RE-1/4 (rural estates) for Lots A and B, and C-2R for Lot C.

Project Background: The proposed project consists of four parcels within a previously approved medium-density single-family residential housing development (P05-044) in south Sacramento. The previously approved project consisted of 167 lots, 3 remainder lots and 3 landscape corridors, a water quality basin, and one private drive and public utility easement. The four parcels are labeled as Remainder Lots A and B in the previous project's site plan, which are vacant and zoned as RE-1/4; and Lot C, labeled as a "remainder" parcel, which includes a mini-mart building, and which retained the C-2-R zoning. The last remaining parcel (APN 117-0220-024) contains a single-family home and is zoned RE-1/4.

Project Description: The proposed project involves the General Plan Amendment to re-designate three residential lots located along Sheldon Road, consisting of 2.7 acres with one single-family home; and one lot located on West Stockton Blvd., consisting of 1.1 acre and a mini-mart building from Suburban High Density Residential to Suburban Center. The 2.7 acres of Rural Estates (RE-14) is proposed to be rezoned to General Commercial Review (C-2-R), while the 1.1 acre lot on West Stockton Blvd. will remain C-2-R)

The three parcels on Sheldon Road could be integrated with the adjacent larger commercial parcel to the east, but is anticipated at this time to be a "stand alone" retail business or commercial building, similar to other developments in the project vicinity. The site could accommodate a 23,522 sq. ft. building with a 0.20 FAR density. The parcel on West Stockton Blvd. is also anticipated to be a "stand alone" retail business. The site could accommodate a 9,583 sq. ft. building with a 0.20 FAR density.

Discussion

An Addendum to an approved Mitigated Negative Declaration may be prepared if only minor technical changes or additions are required, and none of the conditions identified in CEQA Guidelines Section 15162 are present. The following identifies the standards set forth in section 15162 as they relate to the project.

1. **No substantial changes are proposed in the project which would require major revisions of the previously approved Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

   The project does not include proposals for any specific development. The project would change the land use designations for the affected parcels to allow commercial uses. Based on other development in the project area, it is reasonable to assume that the parcels could support two commercial buildings, one approximately 23,533 square feet in size, and the other approximately 9,583 in size. These estimates have been used to evaluate the potential traffic that could be generated at the site above and beyond the estimates previously used for the residential land use designations. No new traffic, noise or air quality effects would be anticipated based on the development scenario used for the analysis of impacts.

No impacts will result from the General Plan re-designation and rezone of four parcels. The potential use of the parcels will not result in any additional impacts or mitigation measures not considered in the previously approved Mitigated Negative Declaration.

2. **No substantial changes have occurred with respect to circumstances under which the project is undertaken that would require major revisions of the previous Mitigated Negative Declaration due to the involvement of new significant environmental effect or a substantial increase in the severity of previously indemnified significant effects.**

   The City adopted the 2030 General Plan and Master EIR in March 2009. The Master EIR considered the land use designations set forth in the 2030 General Plan, and the project would change these from residential to commercial. Based in the most likely development scenario, the changes in land use designation would not result in any new significant effects.

3. **No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Mitigated Negative Declaration was certified as complete or adopted, shows any of the following:**

   a) **The project will have one or more significant effects not discussed in the previous Mitigated Negative Declaration;**

   b) **Significant effects previously examined will be substantially more severe than shown in the previous Mitigated Negative Declaration;**

   c) **Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative, or;**

   d) **Mitigation measures or alternatives which are considerable different from those analyzed in the previous would substantially reduce on or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.**

   The proposed project would amend the 2030 General Plan and zoning designations from residential to commercial for approximately 3.8 acres. The rezone to a allow stand-alone retail business would not create any additional impacts not considered in the Mitigated Negative Declaration.

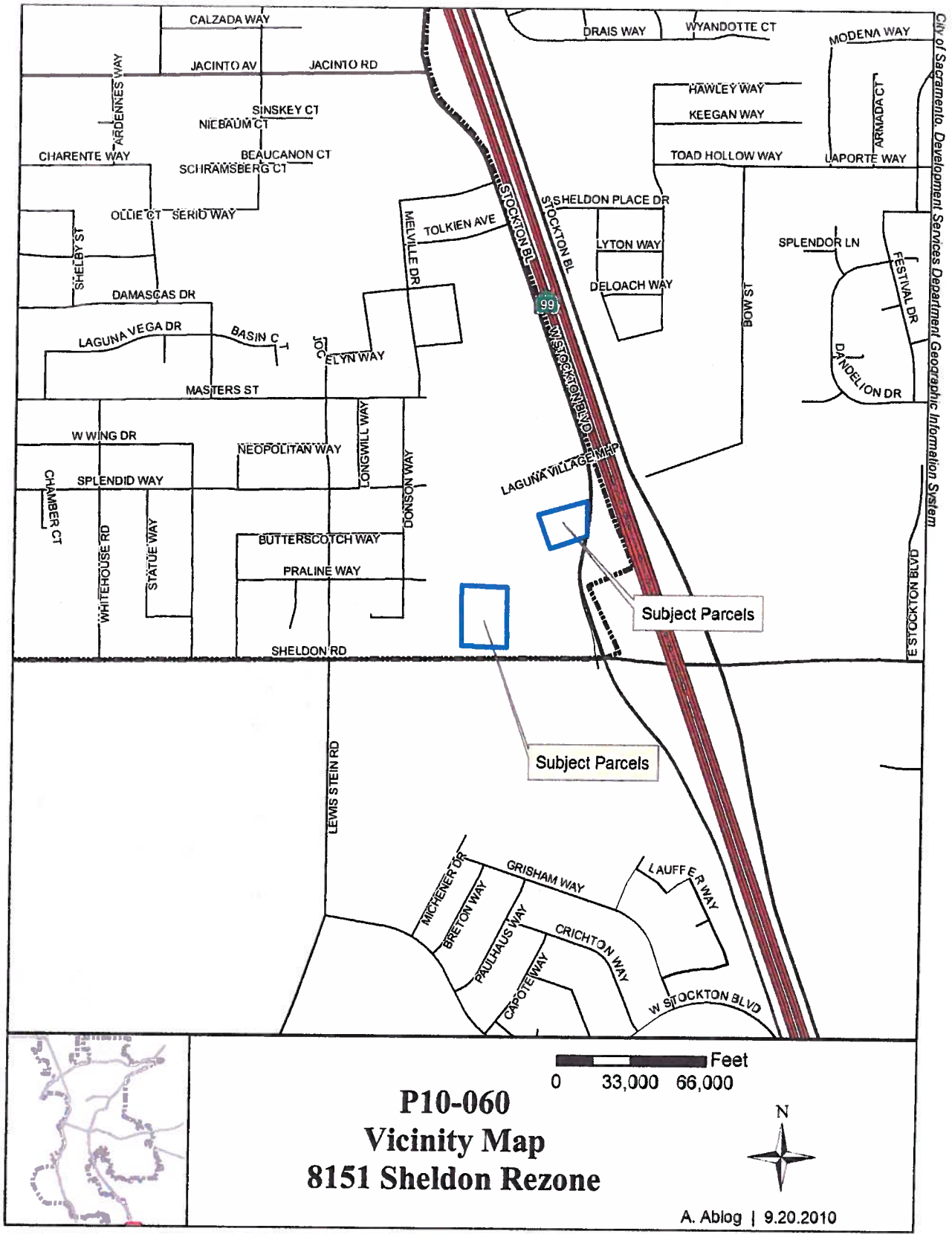
   The City Council adopted a Mitigation Monitoring Plan (MMP) as part of its approval of the original project and the MMP remains applicable to the revised project.

Based on the above analysis, this Addendum to the previously adopted Mitigated Negative Declaration for the project has been prepared.

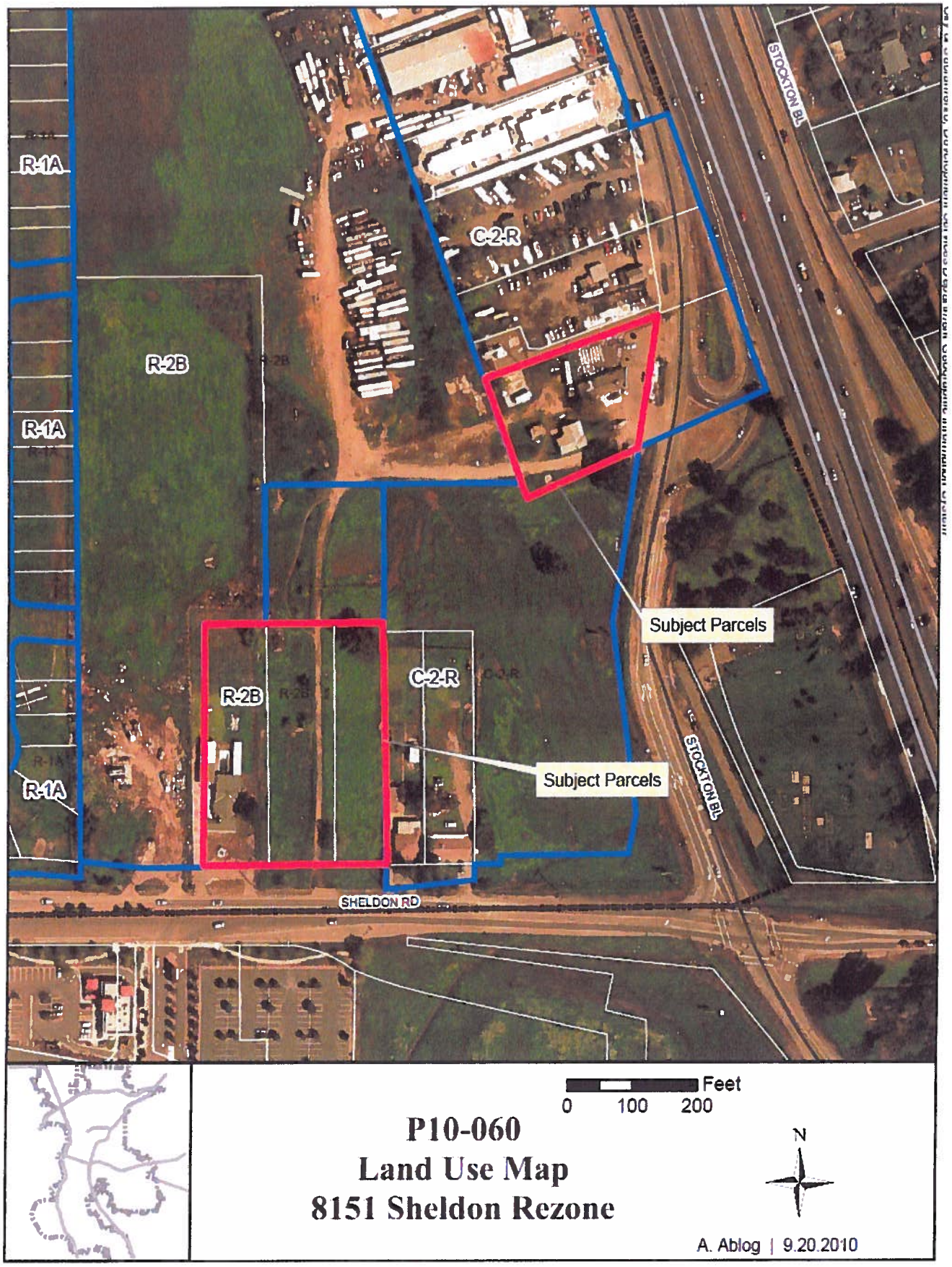
Attachments:

A) Vicinity Map
B) Land Use Map
C) General Plan and Zoning
D) Mitigated Negative Declaration for the 8151 Sheldon Subdivision (P05-044)

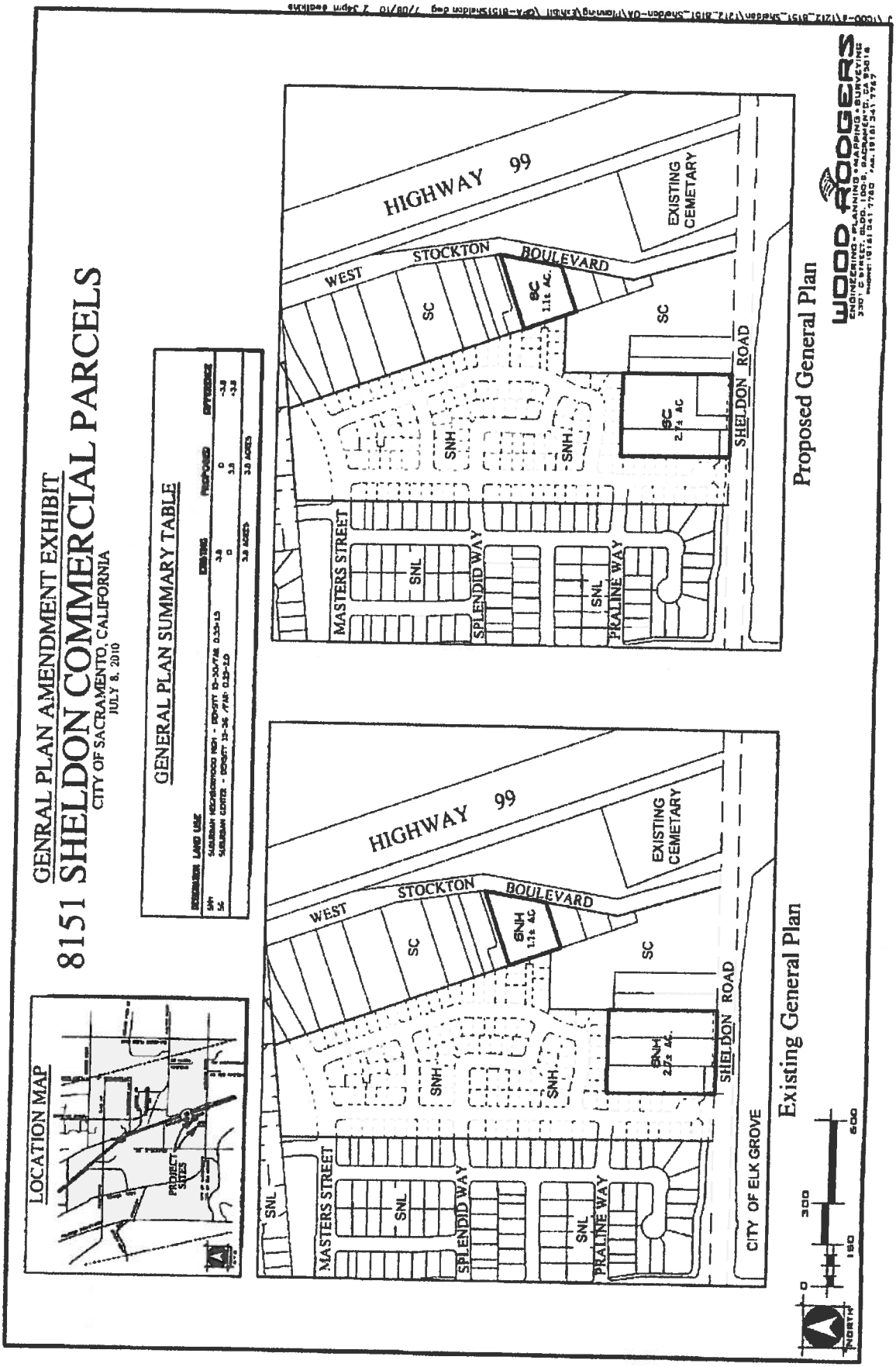
Attachment A



Attachment B



Attachment C

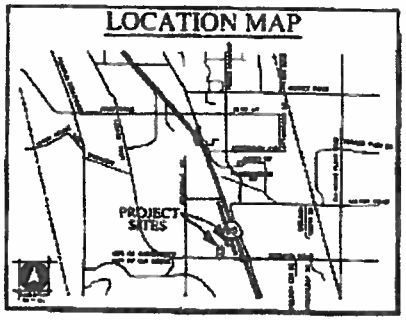


REZONE EXHIBIT

8151 SHELDON COMMERCIAL PARCELS

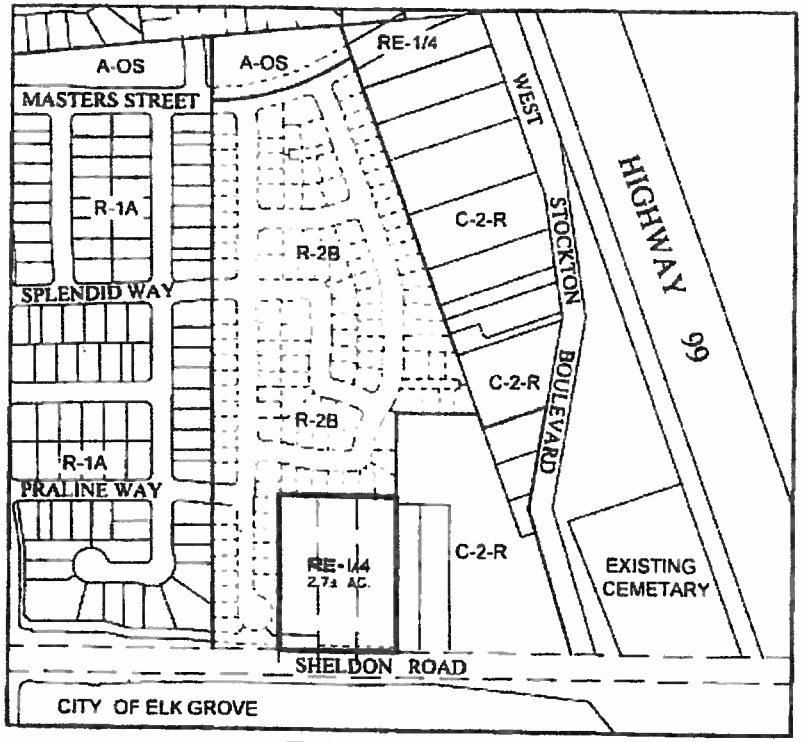
CITY OF SACRAMENTO, CALIFORNIA

JULY 8, 2010

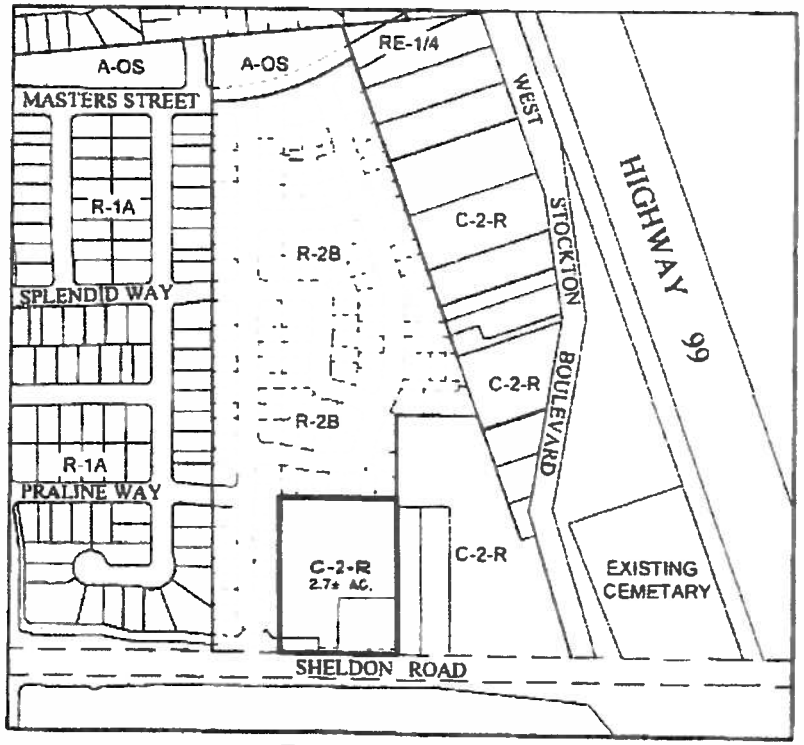


REZONE SUMMARY TABLE

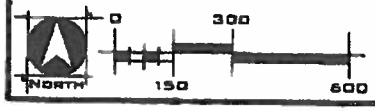
DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
RE-1/4	RURAL ESTATES ZONE- 4 AC. MINIMUM	2.7	0	-2.7
C-2-R	GENERAL COMMERCIAL ZONE	0	2.7	+2.7
		2.7 ACRES	2.7 ACRES	



Existing Zoning



Proposed Zoning



WOOD RODGERS
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3301 C STREET, BLDG 100-B, SACRAMENTO, CA 95816
PHONE (916) 341-7760 FAX: (916) 341-7767

Attachment D

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DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

2101 ARENA BLVD.
SUITE 200
SACRAMENTO, CA
95834

Mit Neg Dec

ENVIRONMENTAL PLANNING
SERVICES
916-808-2762
FAX 916-566-3968

MITIGATED NEGATIVE DECLARATION

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

8151 Sheldon Subdivision (P05-044) - project consists of entitlements to develop a 18.7± acre site in the Rural Estates-Four Residential Units per Acre (RE ¼) zone of the Jacinto Creek Planning Area (JCPA) within the South Sacramento Community Plan area. Specific entitlements include:
Environmental Determination: Mitigated Negative Declaration;
Mitigation Monitoring Plan;
General Plan Amendment to amend the General plan designation from 15.6± acres of low density residential to 14.4± acres of medium density residential, and 1.2± acres of Open Space;
Community Plan Amendment to amend the community plan designation of 15.6± acres from Residential 11-21 to 14.1± acres of Residential 11-21 and 1.2± acres of Parks/Open Space;
Rezone of 15.6± acres from Rural Estates (RE - 1/4) to 14.1± acres of Multi-Family Residential (R-2B, and 1.2± acres of Agroculture/Open Space (AOS);
Tentative Map to subdivide 18.7± acres into 175 lots for residential development:
Special Permit to develop 167 single-family homes in the R-2B zone;
Inclusionary housing plan;
Subdivision Modification to construct a non-standard intersection at Splendid Way and B Street;
Subdivision Modification to construct a non-Standard intersection at A Street and Praline Way;
Subdivision Modification to construct a 41-foot wide Public Street at A Court;
Subdivision Modification to construct a 40-foot outside radius Cul-De-Sac at A Court; and,
Subdivision Modification to create lots with less than 20 feet of public street frontage (Lots 53, 78, 79, and 92).

The City of Sacramento, Development Services Department, has reviewed the proposed project and on the basis of the whole record before it, has determined that there is no substantial evidence that the project, 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 Negative Declaration has been prepared pursuant to Title 14, Section 15070 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento; and the Sacramento City Code.

A copy of this document and all supportive documentation may be reviewed or obtained at the City of Sacramento, Development Services Department, Planning Division, 2101 Arena Blvd., Suite 200, Sacramento, California 95834.

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

By: [signature], 12/26/06

8151 SHELDON SUBDIVISION (P05-044)

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

This Initial Study has been prepared by the Development Services Department, Environmental Planning Services, 2101 Arena Blvd., Suite 200, Sacramento, CA 95834, pursuant to Title 14, Section 15070 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento, and the Sacramento City Code.

This Initial Study is organized into the following sections:

SECTION I. - BACKGROUND: Page 2 - Provides summary background information about the project name, location, sponsor, when the Initial Study was completed, and a project introduction.

SECTION II. - PROJECT DESCRIPTION: Page 4 - Includes a detailed description of the Proposed Project.

SECTION III. - ENVIRONMENTAL CHECKLIST AND DISCUSSION: Page 6 - Contains the Environmental Checklist form together with a discussion of the checklist questions. The Checklist Form is used to determine the following for the proposed project: 1) "Potentially Significant Impacts" that may not be mitigated with the inclusion of mitigation measures, 2) "Potentially Significant Impacts Unless Mitigated" which could be mitigated with incorporation of mitigation measures, and 3) "Less-than-significant Impacts" which would be less-than-significant and do not require the implementation of mitigation measures.

SECTION IV. - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Page 54 - Identifies which environmental factors were determined to have either a "Potentially Significant Impact" or "Potentially Significant Impacts Unless Mitigated," as indicated in the Environmental Checklist.

SECTION V. - DETERMINATION: Page 55 - Identifies the determination of whether impacts associated with development of the Proposed Project are significant, and what, if any, additional environmental documentation may be required.

Attachment A: Vicinity Map / Location Map
Attachment B: Site Plans – Tentative Map and Exhibits

SECTION I. - BACKGROUND

File Number, Project Name: P05-044, 8151 Sheldon Subdivision

Project Location: The proposed project is located north of Sheldon Road, west of State Highway 99, east of Bruceville Road, and north of the City/County line, within the Jacinto Creek Planning Area (APNs #117-0220-002,022,023,024 & 025).

Project Sponsor and Contact Persons:
Robert Nelson
Nouveau Homes
6620 Sierra College Boulevard, Suite 200
Rocklin, CA 95677
(916) 341-7760

Project Planner:
Antonio Ablog, Associate Planner
City of Sacramento, Development Services Dept.
915 I Street
Admin Building, 3rd Floor
Sacramento, CA 95814
(916) 808-7702

Environmental Planner:
Dana Allen, Senior Planner
City of Sacramento, Development Services Dept.
2101 Arena Blvd., Suite 200
Sacramento, CA 95834
(916) 808-2762

Date Initial Study Completed: December 26, 2006

Introduction

The following Initial Study/Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Section 1500 et seq.). The City of Sacramento is the lead agency for the preparation of this Negative Declaration for the 8151 Sheldon Subdivision Project (P05-044) proposed by Nouveau Homes.

The City has determined that a Mitigated Negative Declaration is the appropriate environmental document for the proposed project. This environmental review examines project effects which are identified as potentially significant effects on the environment or which may be substantially reduced or avoided by the adoption of revisions or conditions to the design of project specific features. It is believed at this time that the project will not result in potentially significant impacts. Therefore, a Negative Declaration is the proposed environmental document for this project.

This analysis is incorporating by reference the general discussion portions of earlier environmental

documents (CEQA Guidelines Section 15150(a)). These documents are available for public review at the City of Sacramento, Development Services Department, 2101 Arena Blvd., Suite 200, Sacramento, CA 95834.

- City of Sacramento General Plan Update DEIR (SGPU DEIR), 1987;
- Jacinto Creek Planning Area and EIR, 1995 and SEIR, 1996; and
- South Sacramento Community Plan and EIR, 1986.

Section 15130(d) of the CEQA Guidelines state that, "No further cumulative impacts analysis is required when a project is consistent with a general, specific, master or comparable programmatic plan where the lead agency determines that the regional or area-wide cumulative impacts of the proposed project have already been adequately addressed, as defined in 15152(f)(1), in a certified EIR for the plan."

The City is soliciting views of interested persons and agencies on the content of the environmental information presented in this document. Due to time limits mandated by state law, your responses must be sent at the earliest possible date, but no later than the 30-day review period ending on Monday, January 29, 2007.

Please send written responses to:

Dana Allen, Environmental Project Manager
Development Services Department
Environmental Planning Services
2101 Arena Blvd., Suite 200
Sacramento, CA 95834
FAX (916) 566-3968
DAllen@cityofsacramento.org

SECTION II. PROJECT DESCRIPTION

Project Location

The proposed project is located north of Sheldon Road, west of State Highway 99, east of Bruceville Road, and north of the City/County line, within the Jacinto Creek Planning Area and the South Sacramento Community Plan (APNs# #117-0220-002,022,023,024 & 025). (See Attachment A – Vicinity Map).

Project Background

This proposed project is the development into a medium-density single-family residential housing development within the Jacinto Creek Planning Area (JCPA) in South Sacramento. The site consists of 18.7± acres currently used as a single family residence, a mini-market business and a truck salvage yard.

Project Purpose

The purpose of the proposed project is to develop the site into a medium-density single-family residential housing development with 167 lots, 3 remainder lots and 3 landscape corridors, a water quality basin, and one private drive and public utility easement (See Attachment B – Site Plan / Tentative Map).

Project Components

The project consists of entitlements to develop a 18.7± acre site in the Rural Estates-Four Residential Units per Acre (RE ¼) zone of the Jacinto Creek Planning Area (JCPA) within the South Sacramento Community Plan area. Specific entitlements include:

Environmental Determination: Mitigated Negative Declaration;
Mitigation Monitoring Plan;
General Plan Amendment to amend the General plan designation from 15.6± acres of low density residential to 14.4± acres of medium density residential, and 1.2± acres of Open Space;
Community Plan Amendment to amend the community plan designation of 15.6± acres from Residential 11-21 to 14.1± acres of Residential 11-21 and 1.2± acres of Parks/Open Space;
Rezone of 15.6± acres from Rural Estates (RE - 1/4) to 14.1± acres of Multi-Family Residential (R-2B, and 1.2± acres of Agroculture/Open Space (AOS);
Tentative Map to subdivide 18.7± acres into 175 lots for residential development:
Special Permit to develop 167 single-family homes in the R-2B zone;
Inclusionary housing plan;
Subdivision Modification to construct a non-standard intersection at Splendid Way and B Street;
Subdivision Modification to construct a non-Standard intersection at A Street and Praline Way;
Subdivision Modification to construct a 41-foot wide Public Street at A Court;
Subdivision Modification to construct a 40-foot outside radius Cul-De-Sac at A Court; and,
Subdivision Modification to create lots with less than 20 feet of public street frontage (Lots 53, 78, 79, and 92).

Lots A, B, and C, are properties to be subdivided by the applicant. However, they are proposed to be "remainder" parcels in that they will not be rezoned for development. The Lots are zoned Rural Estates, which allows for only residential development at 4 units per acre, and will remain that zone until rezoned at a later time with a different application.

The proposed project would also require the construction of infrastructure to serve future single-

family homes on the site. Lewis Stein Road would be constructed to its full width along the west side of the property to connect with a planned extension east to Stockton Boulevard, and local streets would be constructed within the development to provide access to all lots via Lewis Stein Road. An additional access road is proposed to connect to Masters Street on the north side of the property to West Stockton Boulevard at a future date (not analyzed within this document).

Water, sewer, phone, and other public utilities would also be extended from existing nearby facilities into the new subdivision. The existing single family residence, mini market business and truck salvage yard, would remain. Some trees and bushes are proposed for removal. An easement at 25 feet in width would be provided along the length of Sheldon Road for the proposed widening of Sheldon Road.

SECTION III. - ENVIRONMENTAL CHECKLIST AND DISCUSSION

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

Environmental Setting

This proposed project site is located on a parcel located north of Sheldon Road, west of State Highway 99, within the Jacinto Creek Planning Area and the South Sacramento Community Plan. The 18.7± acre site is currently used as a single family residence, a mini-market business and a truck salvage yard. The site is currently designated as Low-Density Residential 4-8 dwelling units per acre (du/ac) in the Sacramento General Plan Update, as amended, and Residential 11-21 du/acre in the South Sacramento Community Plan. The parcels are currently zoned Rural Estates (RE-1/4).

The existing land uses surrounding the proposed project site include developed and undeveloped rural land approved for residential development to the west, developed commercial and vacant land to the south (within Elk Grove city limits), single-family residential uses to the north, and vacant undeveloped land to the east.

Standards of Significance

For the purposes of this analysis, an impact is considered significant if the project would substantially alter an approved land use plan that would result in a physical change to the environment. Impacts to the physical environment resulting from the proposed project are discussed in subsequent sections of this document.

Answers to Checklist Questions

Questions A and B

The proposed project is generally consistent with the Sacramento General Plan Update and with the South Sacramento Community Plan, since the proposed project would allow residential construction in an area planned for residential development. The proposed project would

rezone 15.6± acres from Rural Estates (RE ¼) to 14.4± acres of Multi-Family Residential (R-2B), and 1.2± acres of Agriculture/Open Space (AOS); however, the increase in allowable density would not substantially alter the planned densities and uses identified in both the General and Community Plans and would be consistent with the Smart Growth Principles adopted by City Council into the General Plan (Resolution 2001-805). Therefore, a less than significant impact to land use is expected.

The site is not currently in agricultural production and has not been used for agricultural purposes in the recent past. The project site is currently consists of a single family residence, a mini-market business and a truck salvage yard, which are not proposed for removal Therefore, the proposed project would result in less-than-significant impacts to agricultural resources or operations.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would result in less than significant impacts to land use.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
2. POPULATION AND HOUSING *Would the proposal:* A) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?			X
B) Displace existing housing, especially affordable housing?			X

Environmental Setting

The proposed project site currently consists of a single family residence, a mini-market business and a truck salvage yard. The Sacramento General Plan Update, South Sacramento Community Plan, and the Jacinto Creek Planning Area Plan all designate the site for residential development.

Standards of Significance

For the purposes of this analysis, an impact is considered significant if the project would induce substantial growth that is inconsistent with the approved land use plan for the area or displace existing affordable housing.

Answers to Checklist Questions

Questions A and B

The proposed project is generally consistent with the Sacramento General Plan Update and the South Sacramento Community Plan land use designations of Residential. The project will not substantially alter the location, distribution, density or growth rate of the human population of the area as anticipated and analyzed in the various plans (and their associated EIRs).

The project is subject to the affordable housing ordinance and is therefore required to have an Inclusionary Housing Plan. The Inclusionary Housing Plan will be completed prior to the issuance of building/grading permits. A less than significant impact is therefore expected.

No impacts to growth and housing beyond what was anticipated in the general plan, community plan, and Jacinto Creek Planning Area plan would occur. A less than significant impact to housing and population is therefore expected.

Mitigation Measures

No mitigation is required.

Finding

The proposed project would result in less than significant impacts to population and housing.

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

Environmental Setting

Seismicity. The Sacramento General Plan Update Draft Environmental Impact Report (SGPU DEIR) identifies all of the City of Sacramento as being subject to potential damage from earthquake groundshaking at a maximum intensity of VIII of the Modified Mercalli scale (SGPU DEIR, T-16). However, no geologic features such as faults or Alquist-Priolo special studies zones are known to occur in or near the project area (SGPU DEIR, T-3). An earthquake of intensity VIII could cause alarm; structural damage would be moderate depending on structural design.

Topography. The project would be constructed on relatively flat terrain in a rural residential area. Soil types within the project area consist primarily of Pleistocene Alluvium of the Victor Formation (SGPU DEIR, T-2). Soil in this area are San Joaquin soils, which are characterized by moderately deep, well-drained soils that are underlain by a cemented hardpan, and have a clayey texture.

Regional Geology. The project area is located within the Sacramento Valley, which is a part of the larger Great Central Valley. The Great Central Valley is a deep trough that extends 400 miles from the Klamath Mountains in the north to the Tehachapi Mountains in the south. The Sacramento Valley is drained by the American and Sacramento Rivers and their tributaries, which flow south and west toward San Francisco Bay. The site does not contain any unique geologic or physical features.

Standards of Significance

For the purposes of this analysis, an impact is considered significant if it allows a project to be 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

Questions A - D

The proposed project is not anticipated to result in the exposure of people to geologic or seismic hazards. All structures built would be constructed to current Uniform Building Code standards, which would minimize the potential for damage due to ground shaking. The project would not involve significant changes in topography. The topography of the site is generally level. Grading and compaction of the site would not involve the need to add soil or change the topography.

However, erosion may occur as a result of the grading. Soils are especially prone to erosion from storm runoff that occurs during or immediately after construction. All grading and erosion control shall be conducted in compliance with the requirements of the Sacramento City Code to prevent erosion of soils during construction (Ordinance 15.88.250). In addition, it is anticipated that much of the proposed project site will be landscaped, turfed, and paved upon completion of the project, which will help prevent erosion. The project is required to obtain a permit and comply with requirements of the Regional Water Quality Control Board. The proposed project does not involve groundwater pumping or dewatering. There are no recognized unique geologic features or physical features that would be impacted by the construction of the proposed project. Therefore, impacts on area soils and earth conditions are anticipated to be less-than-significant.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would not subject people to geologic hazards, resulting in a less-than-significant impact.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
4. WATER Would the proposal result in or expose people to potential impacts involving: A) Changes in absorption rates, drainage patterns, or the rate and amount of surface/stormwater runoff (e.g. during or after construction; or from material storage areas, vehicle fueling/maintenance areas, waste handling, hazardous materials handling & storage, delivery areas, etc.)?			X
B) Exposure of people or property to water related hazards such as flooding?			X
C) Discharge into surface waters or other alteration of surface water quality that substantially impact temperature, dissolved oxygen or turbidity, beneficial uses of receiving waters or areas that provide water quality benefits, or cause harm to the biological integrity of the waters?			X
D) Changes in flow velocity or volume of stormwater runoff that cause environmental harm or significant increases in erosion of the project site or surrounding areas?			X
E) Changes in currents, or the course or direction of water movements?			X
F) Change in the quantity of ground waters, either through direct additions or withdrawal, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?			X
G) Altered direction or rate of flow of groundwater?			X
H) Impacts to groundwater quality?			X

Environmental Setting

Surface/Groundwater. The aquifer system underlying the City is part of the larger Central Valley groundwater basin. The Sacramento, American, and Cosumnes Rivers are the main surface water tributaries that drain much of Sacramento and recharge the aquifer system. In the southern part of the City, where the proposed project is located, other smaller tributaries include Jacinto Creek, Elk Grove Creek, Morrison Creek, Union House Creek, Whitehouse Creek, and Laguna Creek. Surface inflows to the east of the City Limits, and deep percolation of precipitation and surface water applied to irrigated crop land recharge the aquifer system. Groundwater is depleted by pumped extractions of groundwater for municipal, industrial, and agricultural purposes. Groundwater levels in the Sacramento area have been declining since 1940. The pattern of pumping has continued over the years, and the current rate of decline is about 1.5 feet per year (SGPU DEIR, W-9).

Water Quality. The City's municipal water is received from the American and Sacramento Rivers. The water quality of the American River is considered very good. The Sacramento River water is considered to be of good quality also, although higher sediment loads and extensive irrigated agriculture upstream of Sacramento tends to degrade the water quality. During the spring and fall, irrigation tail waters are discharged into drainage canals that flow to the river. In the winter, runoff flows over these same areas. In both instances, flows are highly turbid and introduce large amounts of herbicides and pesticides into the drainage canals, particularly rice field herbicides in May and June. The aesthetic quality of the river is changed from relatively clear to turbid from irrigation discharges.

Water quality of the drainage tributaries is also affected by other pollutants, such as runoff from urban storm drains and illegal dumping at creeks and drainageways (SGPU DEIR, W-11). Therefore, to maintain high quality, it is imperative to reduce sedimentation and erosion into the tributaries. The SGPU DEIR includes a number of precautionary construction measures to maintain water quality. These measures include: minimizing surface disturbance as much as possible; placing mulch and reseeding/revegetating disturbed areas; enforcing strict on-site soil handling rules; collection and removal of pollutants such as petroleum products from the job site; maintaining riparian vegetation to the maximum extent feasible; using appropriate sanitation to avoid bacterial and nutrient contamination; and preparation of a spill prevention plan in the event of an accidental materials spill (SGPU DEIR, W-16, 17). The Central Valley Regional Water Quality Control Board (RWQCB) has primary responsibility for protecting the quality of surface and groundwaters within the City. The RWQCB's efforts are generally focused on preventing either the introduction of new pollutants or an increase in the discharge of existing pollutants into bodies of water that fall under its jurisdiction. The proximity of the Sacramento River to the proposed project site and the existence of both a shallow water table and deep aquifer beneath the area keep the RWQCB interested in activities in the area.

The City of Sacramento has obtained a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board under the requirements of the Environmental Protection Agency and Section 402 of the Clean Water Act. The goal of the permit is to reduce pollutants found in urban storm runoff. The general permit requires the permittee to employ "Best Management Practices" (BMPs) before, during, and after construction. The primary objective of the BMPs is to reduce non-point source pollution into waterways. These practices include structural and source control measures for residential and commercial areas, and BMPs for construction sites. BMPs mechanisms minimize erosion and sedimentation, and prevent pollutants such as oil and grease from entering the storm water

drains. BMPs are approved by Department of Utilities before beginning construction (the BMP document is available from the Department of Utilities, Flood Control and Sewers Division, 1391 35th Avenue, Sacramento, CA).

Flooding. The Federal Emergency Management Agency (FEMA) publishes Flood Insurance Rate Maps (FIRM) that delineate flood hazard zones for communities. The proposed project site is currently within an area designated as a Shaded X flood zone by the City's FIRM (revised by a Letter of Map Revision effective February 18, 2005). The Shaded X designation does not require elevation or flood proofing.

Standards of Significance

Water Quality. For purposes of this environmental document, an impact is considered significant if the proposed project would substantially degrade water quality and violate any water quality objectives set by the State Water Resources Control Board, due to increased sediments and other contaminants generated by consumption and/or operation activities.

Flooding. Substantially increase 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

Development of the proposed project site would result in a change in runoff and absorption rates. The proposed project site contains mostly vacant fields with little by way of impervious surfaces. Development of the proposed project site would increase the impervious surfaces with the building of additional roads, driveways, residences, sidewalks, walkways, etc. However, a large portion of the site would be landscaped.

The project is required to be consistent with the Jacinto Creek Planning Area Drainage Master Plan, and must discharge into a water quality detention basin prior to entry into Jacinto Creek. The detention basin, as specified in the Drainage Master Plan, would attenuate the expected changes in the runoff and absorption rates and the rate and amount of surface runoff. The requirement for consistency with the Drainage Master Plan will also reduce any potential impacts to changed drainage patterns on the site. A water quality basin is planned for the northern portion of the proposed project site. The proposed increase in impervious surface area is therefore not expected to cause a significant increase in absorption rates, drainage patterns, or the rate and amount of surface runoff.

Question B

Due to its location in a Shaded X flood zone, implementation of the project will not expose people and/or property to the risk of injury and damage in the event of a 100-year, or greater, flood. Within the Shaded X flood zone there are no requirements to elevate or flood proof buildings. Therefore, the proposed project will have a less-than-significant impact for exposure of people to water hazards, such as flooding.

Questions C and D

Construction related activities have the potential to impact water quality. Fuel, oil, grease, solvents, concrete wash and other chemicals used in construction activities have the potential

of creating toxic problems if allowed to enter a waterway. Construction activities are also a source of various other materials including trash, soap, and sanitary wastes.

Construction activities would include trenching for the utilities, grading, construction of the buildings, and paving the streets, sidewalks, and 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. Due to low summer rainfall, construction activities during the summer would decrease the sediment and other pollutant levels that may impact water quality.

The proposed project will comply with the City of Sacramento Code, Ordinance 15.88.250, Erosion and Sediment Control. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction. This ordinance also requires that a Post Construction Erosion and Sediment Control Plan be prepared to minimize the increase of urban runoff pollution caused by development of the area.

This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or acceptance of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP and, 6) signed certification page by property owner or authorized representative.

Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is within Watershed 5 of the JCPA Drainage Master Plan. A new water quality basin is required for this watershed and shall be constructed prior to the Final Map approval for Lot D. Landscaping and irrigation system may be required for Lot D. The new water quality basin shall conform to the JCPA Drainage Master Plan, shall be sized to handle the entire area within Watershed 5, and shall be constructed to the satisfaction of the Department of Utilities (DOU). The applicant shall coordinate with the adjacent property owners, (proposed development applications: Laguna Ranch/Sheldon Farms and Sheldon 20, P04-118 and P04-219 respectively) regarding the location and design of the water quality basin, consistent with the JCPA Drainage Master Plan and any DOU requirements. Source control measures are also required for this subdivision. Improvement plans must include the source controls and on site treatment control measures selected for the site. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures", dated January 2000, for appropriate source control measures.

In addition, the developer/builder shall employ Best Management Practices (BMPs) before, during and after construction. Compliance with BMP provisions will assure that development

and use of the site will result in a less-than-significant impact to surface waters and will not result in the alteration of surface water quality. The project will also be required to comply with Regional Water Quality Control Board (RWQCB) permit requirements to ensure that groundwater is not impacted. Therefore, with compliance of the above requirements, impacts to surface water and change in water movements is less-than-significant.

Questions E, F, G and H

No change in the quantity of ground waters, either through direct additions or withdrawal, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability is expected to result from the construction of the proposed project. The development of the site is not expected to alter the direction or rate of flow of groundwater, or impact groundwater quality. The project is required to comply with RWQCB permitting requirements to avoid changes in quantity of groundwater or impacts to the direction or rate of flow of groundwater, or impacts to groundwater quality due to construction activities.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would result in less than significant impacts to water resources.

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

Environmental Setting

The proposed project site lies within the urbanized area of Sacramento County, which is located in the Sacramento Valley Air Basin (SVAB) and is subject to federal, state, and local air quality regulations. It is under the jurisdiction of the Sacramento Metropolitan Air Quality Management District (SMAQMD). The SMAQMD is responsible for implementing emissions standards and other requirements of federal and state laws. Both the federal Environmental Protection Agency and the California Air Resources Board classify the SVAB as non-attainment for ozone and PM_{10} (particulate matter less than 10 microns in diameter, which are very fine particulates that are unhealthy because they are small enough to inhale and damage lung tissue, leading to respiratory problems). Carbon monoxide (CO) is designated as unclassified/attainment (California Air Resources Board, 1998).

All projects are subject to SMAQMD rules and regulations in effect at the time of construction. Specific rules that may relate to construction activities may include, but are not limited to:

> Rule 201: General Permit Requirements. Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from SMAQMD prior to equipment operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or heater should contact the District early to determine if a permit is required, and to being the permit application process. Portable construction equipment (e.g. generators, compressors, pile drivers, lighting equipment, etc.,) with an internal combustion engine over 50 horsepower are required to have a SMAQMD permit or a California Air Resources Board portable equipment registration. Other general types of uses that require a permit include dry cleaners, gasoline stations, spray booths, and operations that generate airborne particulate emissions.

Rule 403: Fugitive Dust. The developer or contractor is required to control dust emissions from earth moving activities or any other construction activity to prevent airborne dust from leaving the project site.

Rule 442: Architectural Coatings. The developer or contractor is required to use coatings that comply with the volatile organic compound content limits specified in the rule.

Rule 902: Asbestos. The developer or contractor is required to notify SMAQMD of any regulated renovation or demolition activity. Rule 902 contains specific requirements for surveying, notification, removal, and disposal of asbestos containing material.

Standards of Significance

The SMAQMD adopted the following thresholds of significance in 2002:

Ozone and Particulate Matter. A short-term (construction-related) increase of the ozone precursor nitrogen oxides (NOx) above 85 pounds per day would result in a significant impact. A long-term (operational phase) increase in either ozone precursor (nitrogen oxide or reactive organic gases/ROG) above 65 lbs per day would result in a significant impact. For PM_{10}, a project would have a significant impact if it would emit pollutants at a level equal to or greater than five percent of the CAAQS (50 micrograms/cubic meter for 24 hours) if there were an existing or projected violation; however, if a project is below the ROG and NOx thresholds, it can be assumed that the project is below the PM_{10} threshold as well.

Carbon Monoxide. The pollutant of concern for sensitive receptors is carbon monoxide (CO). Motor vehicle emissions are the dominant source of CO in Sacramento County (SMAQMD, 2004). For purposes of environmental analysis, sensitive receptor locations generally include parks, sidewalks, transit stops, hospitals, rest homes, schools, playgrounds and residences. Commercial buildings are generally not considered sensitive receptors. Carbon monoxide concentrations are considered significant if they exceed the 1-hour state ambient air quality standard of 20.0 parts per million (ppm) or the 8-hour state ambient standard of 9.0 ppm (state ambient air quality standards are more stringent than their federal counterparts). Emissions of CO from construction activities are not an issue of concern because SMAQMD does not consider construction activities to be a major source of CO, and the District is in attainment status for CO.

Answers to Checklist Questions

Question A

In order to assess whether mobile source emissions for ozone precursor pollutants (NOx and ROG), PM_{10} and CO are likely to exceed the standards of significance due to both construction and operation impacts, an initial project screening was performed using Table 2.2 in the SMAQMD's *Guide to Air Quality Assessment* (July 2004). This table provides project sizes for various land use types that, based on default assumptions for modeling inputs using the URBEMIS 2002 model, are likely to result in mobile source emissions of NOx exceeding the SMAQMD thresholds of significance. For projects approaching or exceeding the sizes indicated in the table, a more detailed analysis is required. Those projects that do not approach

or exceed the sizes in the table can be conservatively assumed not to be associated with significant emissions of NOx, ROG, PM_{10} and CO.

Projects categorized as "Single Family Residential" land use development types in Table 2.2 are considered potentially significant at the NOx Screening Level for construction impacts at 28 units or higher, and for operational impacts at 656 units or higher. The total size of the proposed project is 167 units, which exceeds the construction impact threshold but is well below the operational impact threshold. Therefore, less than significant operational impacts are expected to air quality due to mobile source emissions for these criteria pollutants, but more detailed analysis is required for potential construction-related impacts.

Construction-Related Impacts

Construction-related emissions would result from emissions due to site preparation and grading activities (Phase I); and building construction emissions, including construction worker commute trips, mobile and stationary construction equipment exhaust, and asphalt paving (Phase 2). Unmitigated emissions from both site grading and construction activities were estimated using URBEMIS 2002 for Windows, Version 7.4.2. The maximum emissions per day were calculated based on a 12-month construction schedule, assuming 18.7± acres of total land area to be graded and developed and 4.8 maximum acres disturbed per day of grading.

Unmitigated NOx emissions:
2007: 47.96 lbs/day (Phase 1 and 2)
2008: 58.60 lbs/day (Phase 2)

These conservatively calculated NOx emissions would not exceed the construction-related threshold of significance in 2007 and 2008. Therefore, no mitigation is required and the project is anticipated to have a less than significant impact on regional air quality.

Question B

The proposed project site is adjacent to existing and planned commercial and residential properties. The residential neighbors to the north and west are the closest sensitive receptors. Air emissions would be generated during construction of the project by the construction vehicles and the vehicle trips to the site. The pollutant of concern for sensitive receptors is carbon monoxide (CO). SMAQMD considers development projects of the type and size that fall below the screening criteria in Table 4.2 of the SMAQMD *Guide to Air Quality Assessment* (July 2004) for ROG and NOx also to be insignificant for CO emissions. CO emissions from project listed in Table 4.2 would be adequately controlled by state and federal vehicle and engine emission control programs, and CO violations are now associated with very large concentrations of vehicles (Page 5-2, *Sacramento Metropolitan Air Quality Management District Guide to Air Quality Assessment*, July 2004). Since this project fell below the emission levels for both ROG and NOx during operational and construction emissions activities as noted in Question A, the air quality emissions impact to sensitive receptors is anticipated to be less-than-significant.

Question C

The proposed project is not expected to result in the alteration of air movement, moisture, or temperature, or cause any change in climate, resulting in a less-than-significant impact.

Question D

Emissions from construction vehicles could create some short-term objectionable odors; however, any construction-related odors would be localized to the immediate vicinity of construction operations and would be temporary, occurring only during active construction. Additionally, Standard Construction Specifications will include compliance with SMAQMD's Rule 405 on dust and condensed fumes. A less-than-significant impact is anticipated to result from construction of the proposed project.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would have less-than-significant air quality impacts.

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

Environmental Setting

Roads. The proposed project is located at the northeast corner of Sheldon Road , west of State Highway 99, and east of Bruceville Road. Sheldon Road is an east west, two- to four lane arterial that extends from Bruceville Road on the west to Grant Line Road on the east (in Sacramento County). Current development along Sheldon Road includes both rural residences and newly developing residential subdivisions, and commercial uses east of Lewis Stein Road. State Highway 99 provides regional access to the project site.

The JCPA DEIR build out scenario found that Sheldon Road between Bruceville Road and West Stockton Blvd would have less than significant impacts on the roadway LOS with the implementation of specific mitigation measures, including widening Sheldon Road. The JCPA DEIR found less than significant impacts to intersections in the vicinity of the proposed project when specific mitigation measures were included. Mitigation measures included signalizing intersections and including left turn lanes. Many of the mitigation measures called for in the JCPA DEIR have been implemented, including signalization of the Lewis Stein / Sheldon Road intersection.

The City of Elk Grove, in coordination with the City of Sacramento, is currently preparing two projects, which include the widening of Sheldon Road to four lanes between Lewis Stein Rd and Bruceville Rd, and the SR 99/ Sheldon Rd interchange reconstruction project which includes widening Sheldon Road to a six lane arterial road between SR 99 and Lewis Stein Road. With the Sheldon Rd/ SR 99 interchange project, Lewis Stein Road will be realigned to connect to West Stockton Blvd in the east boundary of the JCPA.

Public Transportation. Regional Transit is the major public transportation service provider within Sacramento County providing 26.9 miles of light rail service and fixed-route bus service on 119 routes. Currently there are no bus routes on Sheldon Road. Existing bus routes are in the vicinity of the site include several routes on Bruceville Road, along East/West Stockton Blvd, and along Highway 99. There is no light rail service near the proposed project site.

Bikeways. No bike lanes currently exist on Sheldon Road or Lewis Stein Road south of Sheldon Road. However, improvement plans for the widening of Sheldon Road and the reconfiguration of the SR99 interchange include on-street bike lanes and off-street bike paths. These improvements are also shown on the FEIR for Sheldon Rd Widening project and DEIR for the Interchange project (pers. comm. with Samar Hajeer, Development Engineering & Finance Division, 5/25/05) There is also a planned off-street bikeway north of the proposed project – along Jacinto Creek through the Laguna Vista South Subdivision.

Parking. No on-street parking is permitted on Sheldon Road or Lewis Stein Road.

Standards of Significance

The following *Standards of Significance* have been established in assessing the impacts of proposed projects on the transportation facilities (Source: *Traffic Impact Analysis Guidelines, Rev. July 19, 2002*).

Roadways:

(1). An impact is considered significant for roadways when the project causes the facility to degrade from LOS C or better to LOS D or worse.

(2). For facilities that are already worse than LOS C without the project, an impact is also considered significant if the project increases the v/c ratio by 0.02 or more on a roadway.

Signalized and unsignalized Intersections:

(1). An impact to the intersections is considered significant if the Project causes the LOS of the intersections to degrade from LOS C or better to LOS D or worse.

(2). For intersections that are already operating at LOS D, E, or F without the Project, an impact is significant if the implementation of the Project increases the average delay by 5 seconds or more at an intersection.

Transit Facilities:

An impact is considered significant if the implementation of the project will cause one or more of the following:

(1). The project-generated ridership, when added to the existing or

future ridership, exceeds existing and/or planned system capacity. Capacity is defined as the total number of passengers the system of buses and light rail vehicles can carry during the peak hours of operation.

(2). Adversely affect the transit system operations or facilities in a way that discourages ridership (e.g. removes shelter, reduces park and ride).

Bicycle Facilities: An impact is considered significant if the implementation of the project will cause one or more of the following:

(1). eliminate or adversely affect an existing bikeway facility in a way that discourages the bikeway use;

(2). interfere with the implementation of a proposed bikeway;

(3). result in unsafe conditions for bicyclists, including unsafe bicycle/pedestrian or bicycle/motor vehicle conflicts.

Pedestrian Facilities: An impact is considered significant if the project will adversely affect the existing pedestrian facility or will result in unsafe conditions for pedestrians, including unsafe pedestrian/bicycle or pedestrian/motor vehicle conflicts.

Parking Facilities A significant impact to parking would occur if the anticipated parking demand of the Project exceeds the available or planned parking supply for typical day conditions. However, the impact would not be significant if the Project is consistent with the parking requirements stipulated in the City Code.

Answers to Checklist Questions

Question A

The proposed project would generate additional vehicle trips on the roadway network. The South Sacramento Community Plan (SSCP) and the Jacinto Creek Planning Area (JCPA) land use plan both anticipated residential development on site. The proposed project is consistent with those plans in that the project would build 167 residences in an area slated residential development.

In September 1993 a traffic study for the Cosumnes Special Planning District was prepared and incorporated into the JCPA EIR. The JCPA, and associated EIR, envisioned medium- and low-density residential development in the area of the proposed project (JCPA 1994; page 3-6). The JCPA EIR found that implementation of the JCPA plan would have numerous significant traffic impacts to roadways in the JCPA area. Most of the described significant impacts were found to be less than significant with the implementation of mitigation measures. Mitigation measures included widening various roads, signalizations at intersections, implementation of the

Infrastructure Financing Plan, etc. However, a number of significant, unavoidable impacts were identified, including to Sheldon Road. These significant, unavoidable impacts were overridden in findings of fact and statements of overriding considerations during the certification of the EIR and approval of the JCPA.

The proposed project is consistent with the planned residential uses shown in the JCPA. The project is required to comply with the JCPA, the JCPA Infrastructure Financing Plan, and the JCPA mitigation measures. The project has been designed and conditioned to meet these various requirements. The proposed project would not therefore create impacts over and above those previously identified in the JCPA (and associated EIR).

Additionally, two recent traffic studies were prepared by the City of Elk Grove in the project vicinity, including the Sheldon Road Widening project and the SR 99/ Sheldon Road interchange project. The proposed project would be consistent with the Lewis Stein Roadway extension approved with the SR 99/ Sheldon Road interchange project. All other proposed internal local street will be connecting to other existing or planned streets in the nearby approved Sheldon 20 Subdivision; therefore, a less than significant impact is expected

Questions B

Public improvements required for the proposed project are designed or will be conditioned to meet the appropriate, applicable standards. Therefore, creation of safety hazards is not expected and no mitigation is required.

Question C

Access to the site will be provided by new internal local streets connecting with the extension of Lewis Stein Road north along the west side of the site from Sheldon Road to Jocelyn Way and from Street A and Melville Drive along the north side of the project site. The project site will be designed to the appropriate standards to the satisfaction of the Development Engineering Division and the Fire Department. Therefore, a less than significant impact is expected.

Question D

Parking for the proposed project would be provided on-site at each residence, and on-street parking would be permitted on new local streets. Therefore, a less than significant parking impact is expected.

Question E

The proposed project may increase potential bicycle/pedestrian or bicycle/motor vehicle conflicts. However, the frontage improvements along the project site will include sidewalks and on-street bike lanes to appropriate standards to the satisfaction of the Development Engineering Division. In addition, the proposed project driveways along with sidewalks, curbs, and gutters shall be designed in accordance with City standards to the satisfaction of the City of Sacramento Department of Transportation. Potential impacts arising from bicycle/pedestrian or bicycle/motor vehicle conflicts are therefore considered less than significant and no mitigation is required.

Question F

The proposed project would not create barriers to alternative modes of transportation.

Adequate sidewalk infrastructure will be required in order to provide pedestrian connections to surrounding areas and neighborhoods. In addition the project is consistent with the adopted SSCP and JCPA land use plans. Therefore, less than significant impacts are expected.

Question G

The project is not expected to result in rail, waterborne or air traffic impacts, as there are no rail or waterborne traffic routes nearby. The project would also not have air traffic impacts, as the project site is located more than five miles from any airport. A less than significant impact is expected.

Mitigation Measures

No mitigation measures required.

Findings

The project would result in less than significant impacts to transportation or circulation.

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

Environmental Setting

This proposed project site is located on 18.7± acres on the north of Sheldon Road, west of State Highway 99, east of Bruceville Road, and north of the City/County line, within the Jacinto Creek Planning Area, and the South Sacramento Community Plan Area. The proposed project site is predominately vacant; however on the east side of the project site is a cargo container storage lot with access from unpaved roads from Sheldon Road and West Stockton Blvd. The land use of the surrounding area includes fallow agricultural lands, rural and newly developing residential, open space, and existing commercial sites/uses along West Stockton Blvd.

The Environmental Impact Report prepared for the Jacinto Creek Planning Area indicated a need to complete additional environmental assessments of biological resources, such as special status species and wetlands for projects located within the planning area. The proposed project site has been evaluated by Foothill Associates in June 2006 for known or potential biological constraints such as:

- Potential habitat for special-status plants;
- Potential foraging habitat for Swainson's hawk;
- Potential nesting habitat and foraging habitat for raptors;
- Potential habitat for western burrowing owl;
- Potential habitat for special-status invertebrates;
- Sensitive habitats including potentially jurisdictional waters of the U.S.; and
- Protected trees.

The proposed project site consists of disturbed annual grassland and a cargo container storage lot. Former uses of the site include a single family residence on the south side of the site. This area is now vacant and disturbed. In June 2006, Foothill Associates conducted a biological assessment of the project site. Available information pertaining to the natural resources of the region was reviewed and site specific information was reviewed, including the following

sources:

- California Department of Fish and Game's *California Natural Diversity Database* (CNDDB), 2005
- Natural Resources Conservation Service's *Soil Survey of Sacramento County, California*, US Department of Agriculture, 1993;
- US Fish and Wildlife Service "Federal Endangered and Threatened Species that may be affected by Projects in the Florin 7.5 minute series quadrangle", Sacramento, CA;
- US Geological Survey, "Florin, California. 7.5 minute series topographic quadrangle." US Department of the Interior.

Foothill Associates also completed a Wetland Delineation Report, dated June12, 2006, to document the results of a formal delineation of jurisdictional waters of the U.S., including wetlands on the project site.

Definitions of Special-Status Species

Special-status species are those plants and animals that, because of their recognized rarity or vulnerability to various causes of habitat loss or population decline, are recognized in some fashion by federal, state, or other agencies as deserving special consideration. Some of these species receive specific legal protection pursuant to federal or state endangered species legislation. Others lack such legal protection, but have been characterized as "sensitive" on the basis of adopted policies and expertise of state resource agencies or organizations with acknowledged expertise, or policies adopted by local governmental agencies such as counties, cities, and special districts to meet local conservation objectives. These species are referred to collectively as "special status species", following a convention that has developed in practice but has no official sanction. The various categories encompassed by the term are presented below:

- plants or animals listed or proposed for listing as threatened or endangered under the federal ESA (50 Code of Federal regulations [CFR] 17.12 [listed plants], 17.11 [listed animals] and various notices in the Federal Register [FR] [proposed species]).
- plants or animals that are candidates for possible future listing as threatened or endangered under the federal ESA (61 FR 40, February 28, 1996);
- plants or animals designated as "special concern" (former C2 candidates) by Region 1 of the U.S. Fish and Wildlife Service (USFWS);
- plants or animals listed or proposed for listing by the State of California as threatened or endangered under the California ESA (14 California Code of Regulations [CCR] 670.5);
- plants listed as rare or endangered under the California Native Plant Protection Act (California Fish and Game Code, Section 1900 et seq.);
- plants that meet the definitions of rare and endangered under CEQA (State CEQA Guidelines, Section 15380);
- plants considered under the California Native Plant Society (CNPS) to be "rare, threatened or endangered in California" (Lists 1A, 1B, and 2 in CNPS 2001);
- plants listed by CNPS as plants about which more information is needed to determine their status and plants of limited distribution (Lists 3 and 4 in CNPS 2001), which may be included as special-status species on the basis of local significance or recent biological

information;

- animal species of special concern to CDFG; and
- animals fully protected in California (California Fish and Game Code, Sections 3511 [birds], 4700 [mammals], and 5050 [reptiles and amphibians]).

Wetlands and Waters of the United States

The U.S. Army Corps of Engineers (Corps) has primary federal responsibility for administering regulations that concern "waters of the United States," including wetlands, within the Project Area. The Corps requires that a permit be obtained if a project proposes placing structures within, over, or under navigable waters and/or discharging dredged or fill material into waters of the U.S. below the ordinary high-water mark in non-tidal waters. The Environmental Protection Agency (EPA), U.S. Fish and Wildlife Service (USFWS), National Marine Fisheries Services (NMFS), and other state and local regulatory agencies may provide comment on Corps permit applications.

The state's authority in regulating activities in waters of the U.S. resides primarily with the CDFG and the State Water Resources Control Board (SWRCB). CDFG may provide comments on Corps permit actions under the Fish and Wildlife Coordination Act. CDFG is also authorized under the California Fish and Game Code Sections 1600-1607 to develop mitigation measures and enter into Streambed Alteration Agreements (SAA) with applicants who propose projects that would obstruct the flow of, or alter the bed, channel, or bank of a river or stream in which there is a fish or wildlife resource, including intermittent and ephemeral streams. The SWRCB, acting through the Regional Water Quality Control Board (RWQCB), must certify that a Corps permit action meets state water quality objectives (Section 401, Clean Water Act). California Fish and Game Code Sections 1600-1607 require the notification of CDFG for any activity that could affect the bank or bed of any stream that has value to fish and wildlife. Upon notification, the CDFG has the responsibility to prepare a SAA, in consultation with the project proponent.

In a jurisdictional sense, there are two definitions of a wetland: one definition adopted by the Corps and a separate definition adopted by the State of California. Under normal circumstances, the federal definition of wetlands requires three wetland identification parameters (hydrology, soils, and vegetation) to be met, whereas the state adopted definition requires the presence of at least one of these parameters. For this reason, identification of wetlands by the CDFG consists of the union of all areas that are periodically inundated or saturated, or in which at least seasonal dominance by hydrophytes may be documented, or in which hydric soils are present. The CDFG does not normally have direct jurisdiction over wetlands unless they are subject to jurisdiction under an SAA or they support state-listed endangered species; however, the CDFG has trust responsibility for wildlife and habitats pursuant to California law.

Porter-Cologne Act

The Porter-Cologne Water Quality Control Act (Porter-Cologne, California Water Code section 13000 et. seq.) provides a comprehensive framework to protect water quality in California. It identifies the state's nine major hydrologic basins, mandates the formation of a Regional Water Quality Control Board (RWQCB) with responsibility for each basin, and directs that each RWQCB adopt a water quality control plan (basin plan). Porter- Cologne requires that anyone who plans to discharge waste where it might affect waters of the state must first notify the

RWQCB, which must impose such requirements on the discharge as are necessary to protect water quality.

City and Heritage Trees

The City of Sacramento's Tree Ordinance (City Code Chapter 12.64) provides for the regulation and protection of certain City or Heritage trees. The Ordinance defines a City tree as any tree growing in a public street right-of-way. Any impacts to City trees require a permit from the Parks and Recreation Director. Heritage trees are defined as trees meeting any of the following conditions:

- any species with a trunk circumference of one hundred inches or more, which is of good quality in terms of health, vigor of growth, and conformity to generally accepted horticultural standards of shape and location for its species;
- any native oak (*Quercus)* species, California Buckeye (*Aesculus californica)*, or California Sycamore (*Platanus racemosa)* having a circumference of 36 inches or greater when a single trunk, or a cumulative circumference of 36 inches or greater when a multi-trunk;
- any tree 36 inches or greater in circumference located within in a riparian zone (the riparian zone is measured from the centerline of the watercourse to 30 feet beyond the high water mark); and
- any tree, grove of trees, or woodland trees designated by resolution of the City Council to be of special historical or environmental value, or of significant community benefit.

The City of Sacramento tree ordinance also states that none of the following activities shall be performed unless a permit therefore is first applied for by the property owner or person authorized by the property owner and granted by the Director of the Parks and Recreation Department, subject to appeal provisions.

(1) The removal of any heritage tree.
(2) Pruning of any heritage tree segment greater than twelve inches in circumference or the placement of any chemical or other deleterious substance by spray or otherwise on any heritage tree.
(3) Disturbing the soil or placing any chemical or other deleterious substance or material on the soil within the drip line area of any heritage tree.

Standards of Significance

For purposes of this environmental document, an impact would be significant if any of the following conditions or potential thereof, would result with implementation of the proposed project:

- 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;

- Affect other species of special concern to agencies or natural resource organizations (such as regulatory waters and wetlands); or

- Violate the Heritage Tree Ordinance (City Code 12.64.040).

Answers to Checklist Questions

Question A

Results of the biological assessment prepared by Foothill Associates found that the project could have impacts to state listed special status or state species of concern. No special-status plant species are known to occur or are considered likely to occur on the site due to the frequency of disturbance on the site and lack of suitable habitat. Common herbaceous non-native plant species were found on the site. However, this grassland habitat supports breeding, foraging, and shelter habitat for several species of wildlife. Special-status animal species that are known to be present or that are considered likely to occur onsite include the following: white-tailed kite (*Elanus leucurus*), as well as other raptor species. The species that are considered to have a low potential to occur on the site include the following: California linderiella (*Linderiella occidentalis*), midvalley fairy shrimp (*Branchinecta mesovallensis*), vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardi*), ferruginous hawk (Buteo regalis), loggerhead shrike (*Lanius ludovicianus*), northern harrier (*Circus cyaneus*), Swainson's hawk (*Buteo swainsoni*), and western burrowing owl (*Athene cunicularia hypugaea*). However, even though the potential for these species to occur on the site is low, to minimize possible impacts to these species, the City requires the applicant to mitigate for potential impacts.

Nesting birds and Swainson's Hawk foraging habitat:

Swainson's hawk (*Buteo swainsoni*) is a tree-nesting species known to nest in the area. The closest CNDDB/ RareFind record for an active Swainson's hawk nest tree is located within 0.5 mile of the project study area. This record is dated 2003. Although this species is not expected to nest on-site because of the lack of suitable nesting trees, it may forage on-site.

Therefore, development of the proposed project site would remove potential nesting and/or foraging habitat for White-tailed kite, Swainson's hawk, Northern Harries, Burrowing owl and other sensitive raptors. The City of Sacramento requires mitigation for impacts to Swainson's hawk foraging habitat within ten miles of an active nest. Loss of Swainson's hawk foraging habitat is considered a potentially significant impact unless mitigated. Implementing the following Mitigation Measures would reduce the potential impact to less than significant.

Mitigation Measures for nesting birds and foraging habitat:

BR-1 The applicant/developer/construction contractor shall submit to the City of Sacramento, Department of Development Services verification from the California Department of Fish and Game (DFG) that the applicant has satisfied DFG requirements for mitigating loss of Swainson's hawk foraging habitat. The project applicant shall purchase compensatory Swainson's hawk foraging habitat at a ratio acceptable to DFG from an approved mitigation bank or develop other arrangements acceptable to the DFG prior to building/grading permits being issued.

BR-2 If any construction or grading activity is going to occur during the nesting season of February to August, a qualified biologist shall prepare a pre-construction survey within

thirty (30) days prior to any grading or construction activity to determine if any special status species or species of special concern are present (that is, nesting raptor species [including Swainson's hawk] and western burrowing owls).

BR-3 If active raptor nests are found on the site, the applicant/developer/contractor shall work with the DFG to determine the appropriate mitigation actions needed prior to proceeding. A copy of the pre-construction study and DFG concurrence with proposed actions shall be submitted to the Department of Development Services prior to issuance of grading or construction permits.

BR-4 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 Department of Fish and Game 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 the 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.

BR-5 After active burrows are vacated, the burrow must be destroyed completely by the monitoring biologist prior to grading or construction activity.

Vernal Pool Invertebrate Species:

A total of 0.06 acre of depressional seasonal wetlands have been delineated within the site, in the southern central and eastern portions. A total of 0.25 acre of vernal pools have been delineated within the site. The vernal pools and seasonal wetlands on-site provide potential habitat for two federally listed branchiopod crustaceans. These are vernal pool fairy shrimp (*Branchinecta lynchi*) and vernal pool tadpole shrimp (*Lepidurus packardi*). The vernal pools and seasonal wetlands are considered occupied in the absence of determinate level surveys. In addition, the wetlands provide habitat for Midvalley fairy shrimp (*Branchinecta mesovallensis*) and California linderiella (*Linderiella occidentalis*); both are federal species of concern.

Grading and construction activities that result in discharge of fill material into habitat for vernal pool fairy shrimp (*Branchinecta lynchi*) and vernal pool tadpole shrimp (*Lepidurus packardi*) would be considered a potentially significant impact. Implementing the Mitigation Measures below would reduce potential impacts to less than significant.

Mitigation Measures for Invertebrates:

BR-6 Prior to the issuance of a grading permit, the Applicant shall provide to the City of Sacramento Development Services Department evidence of compliance with Federal Endangered Species Act (FESA). The following measures shall be implemented and

documented for compliance with FESA:

a. The Applicant will provide compensatory mitigation as required by USFWS for VPFS and VPTS.

b. Under the consultation process, the Applicant will be required to prepare a mitigation plan for submittal to USFWS. The mitigation plan will include the following components for direct and indirect impacts:

   - Avoidance Component. Demonstrate how the project has been designed to minimize impacts to federal-listed vernal pool crustaceans and their habitat (e.g. ESA, biological monitor, and special-status species training for construction personnel).
   - Preservation Component. For every acre of habitat directly or indirectly affected, at least two (2) vernal pool credits will be dedicated within a USFWS-approved ecosystem preservation bank (2:1 ratio).
   - Conservation Component. For every acre of habitat directly affected, at least one (1) vernal pool creation credit will be dedicated within a USFWS-approved habitat mitigation bank.
   - In the event that preservation or conservation credits are not available for purchase at the time of mitigation implementation, the deposit of funds, the amount of money to be deposited determined by USFWS, into a USFWS Species Fund in lieu fee program shall be acceptable to satisfy both the preservation and conservation components of the mitigation plan.

c. The USFWS will review the mitigation plan and issue a Biological Opinion. The Biological Opinion will include an incidental take statement and approval of the mitigation plan.

d. The Applicant will notify the City of Sacramento Development Services Department that VPFS and VPTS mitigation is complete by submitting a copy of the Biological Opinion and bill of sale for the mitigation credits to the City of Sacramento.

BR-7 Prior to the issuance of a grading permit the Owner shall provide to the City of Sacramento Development Services Department evidence of compliance with FESA. The following measures will be implemented to document for the City the Owner's compliance with FESA:

BR-8 The Owner will provide compensatory mitigation as required by USFWS for VPFS and VPTS.

BR-9 Under the consultation process, the Owner will be required to prepare a mitigation plan for submittal to USFWS. The mitigation plan will include the following components for direct and indirect impacts:

a. Avoidance Component. Demonstrate how the project has been designed to minimize impacts to federal-listed vernal pool crustaceans and their habitat (e.g. ESA, biological monitor, and special-status species training for construction personnel).

b. Preservation Component. For every acre of habitat directly or indirectly affected, at least two (2) vernal pool credits will be dedicated within a USFWS-approved ecosystem preservation bank (2:1 ratio).

c. Conservation Component. For every acre of habitat directly affected, at least one (1) vernal pool creation credit will be dedicated within a USFWS-approved habitat mitigation bank.

d. In the event that preservation or conservation credits are not available for purchase at the time of mitigation implementation, the deposit of funds, the amount of money to be deposited determined by USFWS, into a USFWS Species Fund in lieu fee program shall be acceptable to satisfy both the preservation and conservation components of the mitigation plan.

BR-10 The USFWS will review the mitigation plan and issue a Biological Opinion. The Biological Opinion will include an incidental take statement and approval of the mitigation plan.

BR-11 The Owner will notify the City of Sacramento Development Services Department that VPFS and VPTS mitigation is complete by submitting a copy of the Biological Opinion and bill of sale for the mitigation credits to the City of Sacramento.

Question B

The project site contains several ornamental trees (Foothill Associates, 2006). However, there are no heritage trees or street trees identified on the project site. The proposed project does not anticipate the removal of any tree on site, therefore, the proposed project is anticipated to have a less than significant impact on protected tree species.

Question C

A total of 0.06 acre of depressional seasonal wetlands have been delineated within the site, in the southern central and eastern portions. A total of 0.25 acre of vernal pools have been delineated within the site, in the southern central and eastern portions. Depressional seasonal wetlands were identified on the site as depressions within the topography with a hydrologic regime dominated by saturation and capable of support hydrophytic plant species and hydrophytic soils. Vernal pools were identified on the site as depressions within the topography with a hydrologic regime dominated by inundation and capable of supporting hydrophytic plant species and hydric soils. A ditch has been delineated on the site. However, the ditch is not tributary to waters of the US and is therefore not likely regulated by the Army Corps. A total of 0.31 acre of potentially jurisdictional waters of the US is located on the project site.

Wetlands subject to federal jurisdiction under Section 404 of the Clean Water Act (CWA) may be located on the site. Wetlands that the Corps of Engineers determined to be isolated (not subject to Section 404 CWA jurisdiction) may also be present. Isolated wetlands are also subject to jurisdiction under the State of California's Porter-Cologne Act. Construction of the proposed project will result in the fill of 0.31 acre of potentially Section 404 CWA jurisdictional wetlands. Fill of isolated and non-isolated wetlands is a potentially significant impact unless mitigated. With implementation of Mitigation Measures below, project impacts to wetlands are less than significant.

Mitigation Measures for Wetlands subject to Section 404 CWA jurisdiction:

BR-12 Prior to issuance of a grading permit, the Developer shall provide verification of status of the wetlands from the Corps.

BR-13 The Developer shall submit a wetland mitigation and monitoring plan to the City:

a. The mitigation plan will be prepared in accordance with the requirements of the Army Corps of Engineer's Regulatory Guidance Letter (RGL 02-02) for compensatory wetland mitigation and the Mitigation and Monitoring Proposal Guidelines (Corps, 30 December 2004).

b. The mitigation plan will describe how the jurisdictional wetlands in the grading plan area will be mitigated. Mitigation may include the purchase of wetland mitigation credits at a Corps approved mitigation bank.

c. A copy of the bill of sale for the purchase of wetland mitigation credits will be submitted to the City.

BR-14 The Grading Permit shall be conditioned to not allow grading within 250 feet of any jurisdictional wetland until the Developer provides the City of Sacramento evidence that the discharge of fill into jurisdictional wetlands is authorized under Section 404 of the Clean Water Act.

Mitigation Measures for Isolated wetlands subject to Porter-Cologne Act:

BR-15 Prior to issuance of a grading permit, the Developer shall provide verification of status of the wetlands from the Corps.

BR-16 Prior to issuance of a grading permit, the Developer will submit a wetland mitigation and monitoring plan to the City:

a. The mitigation plan will be prepared in accordance with the requirements of the RWQCB's Water Quality Order No. 2004-0004-DWQ wetland mitigation.

b. The mitigation plan will describe how the isolated wetlands will be mitigated. Mitigation may include the purchase of wetland mitigation credits at a mitigation bank.

c. A copy of the bill of sale verifying the purchase will be included in the mitigation plan.

BR-17 The Grading Permit shall be conditioned to not allow grading within 250-feet of the isolated wetlands until the Developer provides the City of Sacramento evidence that the discharge of fill into the isolated wetlands is authorized under the Porter-Cologne Act.

BR-18 The Grading Permit shall be conditioned to require temporary fencing to be installed around the isolated wetlands and the buffer to exclude construction equipment until the Developer provides the City of Sacramento evidence that the discharge of fill into the isolated wetlands is authorized under the Porter-Cologne Act.

Findings

With the incorporation of the above-listed mitigation measures, the proposed project will result in less-than-significant impacts to biological resources.

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

Environmental Setting

Currently no gas or electrical services are provided throughout the majority of proposed project site. There is an existing 69kV electrical facility within Sheldon Road and an existing substation north of the proposed Lot C. There are gas and electrical services to adjacent developed parcels.

Standards of Significance

Gas Service. A significant environmental impact would result if a project would require PG&E to secure a new gas source beyond their current supplies.

Electrical Services. A significant environmental impact would occur if a project resulted in the need for a new electrical source (e.g., hydroelectric and geothermal plants).

Answers to Checklist Questions

Questions A, B and C

The project would consume fossil fuels during construction and over the long term. All construction equipment will be maintained and tuned at the interval recommended by the manufacturers to ensure efficient use of fuel. The Sacramento General Plan Update, the South Sacramento Community Plan, and the Jacinto Creek Planning Area Plan (and associated EIRs) all anticipated residential development on the project site. The proposed project is a residential development that is consistent with the anticipated residential use. The proposed project would not result in a substantial increase in demand of existing sources of energy or require the development of new sources of energy beyond what was already anticipated in the various plans (and associated EIRs). A less-than-significant energy impact is expected.

Mitigation Measures

No mitigation measures required.

Findings

The project would not result in impacts to electrical or natural gas systems.

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

Environmental Setting

The proposed project site is in a newly developing residential area. The site currently contains a golf pro-shop and a couple of outbuildings, which support the existing golf driving range located on the site. The land use of the surrounding area includes fallow agricultural lands, rural and newly developing residential, open space, and existing commercial sites/uses along the south side of Sheldon Road. In September of 2004, Wallace Kuhl & Associates, Inc. (WKA) prepared a Phase 1 Environmental Site Assessment for the Sheldon Golf Center to evaluate the property for evidence of potential soil or groundwater contamination resulting from current and/or former site activities. In their report, WKA identified the subject property consists of approximately 19± which includes a golf driving range, Pro Shop, and a few related outbuildings. Additionally, there are two water-supply wells located on the property. One is located on the north side of the pro-shop, on the driving range. The second well is located south of the shop, between Sheldon Road and the shop.

No stained or odoriferous soils or areas of stressed vegetation were observed on the property surface on the date of WKA's field reconnaissance. The property contains no farm operations hubs, farm or earthwork equipment staging areas, agricultural or equipment maintenance-related locations, agricultural chemical mixing or storage locations (other than fertilizer and

Round-Up stored for care of the driving range lawn areas), aboveground storage tanks, underground storage tanks, sumps, catch basins, mechanic's pits, oil/water separators or hydraulic lifts. Additionally, WKA did not observe surface manifestations of dry wells, leaking aboveground pipes, waste or raw materials storage areas or impoundments, noxious odors from surface waters, or agricultural burn or scrap piles.

Standard Regulatory Requirements

Hazardous or contaminated materials may only be removed and disposed from the project site in accordance with the following provisions:

A. All work is to be completed in accordance with the following regulations and requirements:
   1. Chapter 6.5, Division 20, California Health and Safety Code.
   2. California Administration Code, Title 22, relating to Handling, Storage, and Treatment of Hazardous Materials.
   3. City of Sacramento Building Code and the Uniform Building Code, 1994 edition.

B. Coordination shall be made with the County of Sacramento Environmental Management Department, Hazardous Materials Division, and the necessary applications shall be filed.

C. All hazardous materials shall be disposed of at an approved disposal site and shall only be hauled by a current California registered hazardous waste hauler using correct manifesting procedures and vehicles displaying a current Certificate of Compliance. The Contractor shall identify by name and address the site where toxic substances shall be disposed of. No payment for removal and disposal services shall be made without a valid certificate from the approved disposal site that the material was delivered.

D. None of the aforementioned provisions shall be construed to relieve the Contractor from the Contractor's responsibility for the health and safety of all persons (including employees) and from the protection of property during the performance of the work. This requirement shall be applied continuously and not be limited to normal working hours.

Standards of Significance

For the purposes of this document, an impact is considered significant if the proposed project would:

- 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
- expose people (e.g., residents, pedestrians, construction workers) to existing contaminated groundwater during dewatering activities.

Answers to Checklist Questions

Question A

The proposed project is unlikely to generate the risk of an explosion or release of hazardous substances. It is not anticipated that the residences will store substantial (reportable) quantities

of hazardous or toxic substance. The existing golf pro-shop and associated outbuildings along with the other driving range facilities, including the parking lot will be demolished; however, it is unlikely workers would come into contact with materials containing asbestos. In the unlikely event that hazardous or toxic materials are uncovered during the demolition or construction, the project would be required to adhere to standard regulatory requirements to avoid any possible risk of accidental explosion or release of hazardous substances. Therefore, a less than significant impact is expected.

Questions B and C

The proposed project will not interfere with an emergency response plan or an emergency evacuation plan. The project will be required to construct local streets to City standards, connecting to the extension of Lewis Stein Road along the west side of the site, which would provide adequate access for emergency services. The proposed project will not result in the creation of any health hazard or potential health hazard. Therefore, a less than significant impact is expected.

Question D

The proposed project site contains the existing golf driving range, pro-shop, and associated out buildings. All structures to be demolished will be required by code to properly disconnect and abandon all utilities prior to demolition permits being given. No hazardous substances, groundwater contamination, or other potential health hazards have been observed on site.

The County of Sacramento's Toxic Sites database identified the "Kalwani Property" at 8151 Sheldon Road, located directly adjacent to the east of the proposed project site, as having soil remediation activities undertaken in the past for waste/used oil. This case has since been closed and remediation completed. Several sites within the general project vicinity along Bruceville Road were also found to contain unauthorized hazardous materials releases in the past, but these cases have also since been closed or are soil related only and do not pose a threat of contamination migration to the subject site. Based upon WKA's Phase 1 Environmental Site Assessment there is no evidence of Recognized Environmental Conditions in connection with the subject property, and therefore no further investigation is recommended. However, if any toxic substances or other hazardous conditions are discovered on site during construction, the project would be required to comply with standard regulatory compliance measures. Impacts associated with hazardous materials is expected to be less-than-significant.

Question E

The presence of the existing golf driving range and the regularly maintained grass areas, the potential for fire hazards occurring at the site is low. As development occurs into single-family residences, the site will be continually disturbed maintaining the low potential for fire hazards. Once development is completed, the future residences will be required to maintain their property in compliance with City Code keeping a fire hazards low. Standard use of the property of single-family residential does not create a significant increase for the potential of fire hazards. Based upon the existing condition of the site, impacts associated w result in a less than significant risk of fire hazard.

Mitigation Measures

No mitigation is required.

Findings

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

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

Environmental Setting

Noise is defined as unwanted sound. Sound levels are usually measured and expressed in decibels (dB) with 0 dB being the threshold of hearing. Decibel levels range from zero to 140. Typical examples of decibel levels would be low decibel level of 50 dB for light traffic to a high decibel level of 120 dB for a jet takeoff at 200 feet. Sound intensity decreases in proportion with the square of the distance from the source. Generally, sound levels for a point source will decrease by 6 dB(A) for each doubling of distance. Sound levels for a line source, such as a roadway, decrease by approximately 3 dB(A) for each doubling of distance. Soft surfaces, such as grass, result in a 4.5 dB(A)-decrease per doubling of distance.

The decibel scale can be adjusted for community noise impact assessment to consider the additional sensitivity to different pitches (through the A-weighting mechanism) and to consider the sensitivity during evening and nighttime hours (through the Community Noise Equivalent Level and Day-Night Average). The day-night average sound level (L_{dn}) represents sound exposure averaged over a 24-hour period. L_{dn} values are calculated using hourly L_{eq} values, with the L_{eq} values for the nighttime period (10:00 P.M.-7:00 A.M.) increased by 10 dB to reflect the greater disturbance potential from nighttime noises.

Sheldon Road and State Highway 99 are the nearest roadways of potential impact to the project site. The Jacinto Creek Planning Area EIR identified potentially significant noise impacts from traffic to properties along Sheldon Road (JCPA DEIR, 1994; pg 6.4-30). The proposed project site is adjacent to Sheldon Road, which is planned to be 6 lanes at full build out. The closest point of the proposed project site to Highway 99 is approximately 150 feet. This is the location of the proposed Lot C, which is proposed to be undeveloped at this time. The closest residential lots west of Highway 99 are approximately 420 feet from Highway 99, with proposed or existing land uses of commercial development between the road and the project site. There

are two proposed residential lots and two commercial lots adjacent to Sheldon Road, with a landscape buffer between the lots and the public right-of way. A Noise Study was conducted in July of 2004 for the site west of the proposed project site – Sheldon Whitehouse (P02-083). The City has determined that this noise study is adequate to describe the existing noise environment for the proposed project.

Standards of Significance

Thresholds of significance are those established by the Title 24 standards and by the City's General Plan Noise Element and the City Noise Ordinance. Noise and vibration impacts resulting from the implementation of the proposed project would be considered significant if they cause any of the following results:

- Exterior noise levels at the proposed project, which are above the upper value of the normally acceptable category for various land uses (SGPU DEIR AA-27) caused by noise level increases due to the project. For Residential development exterior noise levels above 60 dB L_{dn} in the backyard;
- Residential interior noise levels of 45 dB L_{dn} or greater caused by noise level increases due to the project;
- Construction noise levels not in compliance with the City of Sacramento Noise Ordinance;
- Occupied existing and project residential and commercial areas are exposed to vibration peak particle velocities greater than 0.5 inches per second due to project construction;
- Project residential and commercial areas are exposed to vibration peak particle velocities greater than 0.5 inches per second due to highway traffic and rail operations; and
- Historic buildings and archaeological sites are exposed to vibration peak particle velocities greater than 0.25 inches per second due to project construction, highway traffic, and rail operations.

Answers to Checklist Questions

Questions A and B

An acoustical/noise study for the Sheldon Whitehouse (P02-083) project to the west of the proposed project site found that the change in exterior L_{dn} sound levels from the cumulative to cumulative plus project would have a less-than-significant noise impact on the area. This finding was based on the proposed project's contribution to the projected JCPA build-out traffic volumes and projected noise levels. The proposed project would develop similar uses at similar densities, and therefore a less than significant impact on existing noise levels is expected.

Temporary increases in noise levels would occur during construction of the proposed residential project. Construction activities would require heavy equipment for grading, paving, and construction of the homes. Generally, noise levels at construction sites can vary from 65 dBA to a maximum of nearly 90 dBA when heavy equipment is used nearby. Construction noise would be intermittent, and noise levels would vary depending on the type of construction activity. Construction noise would be audible to nearby residents and commercial facilities. However, construction noise is exempt from the City of Sacramento Noise Ordinance (Sacramento City

Code [SCC] 8.68.080), provided that construction is limited to the hours between 7:00 a.m. and 6:00 p.m., Monday through Saturday, and between 9:00 a.m. and 6:00 p.m. on Sundays. A notation must be placed on the construction plans, which indicates that the operation of construction equipment shall be restricted to the hours listed above. All internal combustion engines in use on the project must be equipped with original manufacturers' silencers or their after market equivalents, in good working order (as required by SCC 8.68).

As indicated above, the Jacinto Creek Planning Area (JCPA) EIR identified potentially significant noise impacts from traffic to properties along Sheldon Road (JCPA DEIR, 1994; pg 6.4-30). The JCPA's EIR required, as a mitigation measure, a noise/acoustical study for individual residential projects where sound levels could exceed the 60 dB L_{dn} threshold. The proposed project site is located along Sheldon Road where the 60 dB L_{dn} threshold was likely to be exceeded.

An acoustical/noise study was prepared for the adjacent Sheldon Whitehouse (P02-083) project site by Bollard & Brennan (available for review at the Development Services Dept, 2101 Arena Blvd., Suite 200, Sacramento, CA 95834) and was used to provide estimated noise level exposure to the residential uses proposed along Sheldon Road. As the proposed project is directly within the same vicinity as the Sheldon Whitehouse project and both developments have residential uses that back on towards Sheldon Road, the information provided the Sheldon Whitehouse noise analysis was extrapolated for use in evaluating potential noise impacts associated with the proposed project. It was determined that the noise environment would be consistent between the time of the acoustical/noise study and the current environment. The study found that the lots closest to Sheldon Road would have a predicted exterior sound level above 60 dB L_{dn} under existing traffic conditions. This level is above the normally acceptable sound level, but is within the conditionally acceptable range. At build out of the Jacinto Creek Planning Area (JCPA) plan, however, those same lots would have between 65 dB L_{dn} and 70 dB L_{dn} exterior noise levels. These values also fall within the conditionally acceptable levels. The normally acceptable category requires that measures be incorporated into the project to reduce sound levels to normally acceptable levels. The acoustical/noise study recommended mitigation measures that would reduce traffic sound levels of those lots closest to Sheldon Road to the normally acceptable range of 60 dB L_{dn} or less. With incorporation of the mitigation measures described below, the proposed project would have less-than-significant exterior noise impacts.

The Bollard & Brennan noise study also found that interior noise levels in the homes closest to Sheldon Road could exceed the 45 dB L_{dn} interior noise level threshold. The predicted 67 dB L_{dn} exterior noise levels on building facades at ground level would also be slightly higher at second floor facades due to reduced ground absorption of sound. Given a future worst-case scenario noise level of 70 dB L_{dn}, a minimum 25 dB reduction would be required to achieve the 45 dB L_{dn} at second floor rear facades along Sheldon Road. However, standard residential construction (i.e. wood siding, STC-26 windows, door weather stripping, exterior wall insulation, composition plywood roofing) is expected to result in an exterior to interior noise reduction of at least 25 dB with windows closed, and around 15 dB with windows open. The proposed project would be reduced to below the interior noise level threshold of 45 dB L_{dn} if mechanical ventilation were included to allow occupants to close doors and windows. To ensure a less than significant interior noise level impact, the mitigation measures described below shall be required.

Mitigation Measures

To reduce exterior sound levels in the backyards of the lots adjacent to Sheldon Road to 60 dB Ldn or less, the normally acceptable level, at a minimum the following mitigation measures shall be incorporated into the project:

N-1. For lots adjacent to Sheldon Road (lots 35-36), a sound wall shall be constructed as follows:
   a. Along the south property line of Lots 35-36.
   b. On the east property line of Lot 36 (unless a wall is constructed first by future development west of the site).
   c. To a position even with the back corner of the home on the west property line of Lot 36.

N-2. The sound walls must be constructed as follows:
   a. Continuous along their widths and heights with no gaps, including at the ground.
   b. A minimum height of seven (7) feet shall be required.
   c. Suitable materials for the sound wall include earthen berms, masonry block, pre-cast concrete panels, or combinations thereof, provided that it meets all of the other requirements listed above.

To ensure that interior noise levels do not exceed the threshold of 45 dB L_{dn}, the following measures shall be incorporated into the development project:

N-3. At a minimum, air conditioning shall be included for all lots where the 45 dB Ldn interior threshold would potentially be exceeded (lots 35-36) to allow the occupants to close doors and windows as desired to achieve acoustical isolation.

Findings

With incorporation of the mitigation measures described above, the proposed project would result in less-than-significant noise impacts.

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

Environmental Setting

The City of Sacramento provides police protection service within the project area. Fire protection and emergency medical services as well as first response hazardous materials services are provided by the City of Sacramento Fire Department. The proposed project site is within the Elk Grove Unified School District.

Standards of Significance

For the purposes of this report, an impact would be considered significant if the project resulted in the need for new or altered services related to fire protection, police protection, school facilities, roadway maintenance, or other governmental services.

Answers to Checklist Questions

Questions A, B, and E

The project is generally consistent with the Sacramento General Plan and South Sacramento Community Plan and JCPA, and he proposed project would allow residential construction in an area planned for residential development. The proposed project would rezone the area from Rural Estates (RE ¼) to Standard Single-Family Residential (R-1); however, the increase in allowable density would not substantially alter the planned densities and uses identified in both the General and Community Plans. Therefore, the proposed project would not have impacts greater than those analyzed in the SSCP or the JCPA. A less than significant impact is expected on fire, police, and other governmental services.

Question C

The 167 residential units would add students to the Elk Grove Unified School District. The

school district has indicated that while projects in the area would add to an adverse cumulative impact on the schools of the area from anticipated build out levels of the JCPA and SSCP, existing or other school sites are planned for, or have been/will be requested to serve the students generated by such projects. The proposed project is consistent with the JCPA and SSCP and will not have impacts over and above those previously analyzed. Therefore, a less than significant impact is expected.

Question D

The proposed project would not increase needed maintenance of public facilities, including roads, above and beyond what was anticipated in the SSCP and JCPA. Both plans anticipated a certain level of public facility maintenance at build out. The proposed project is consistent with the anticipated land use of the SSCP and JCPA.

The proposed project is required to participate in the JCPA Infrastructure Financing Plan, which was put in place to ensure that adequate public facilities/infrastructure would be in place for build out of the JCPA. The JCPA Infrastructure Financing Plan identified various facilities that would need to be improved during build out of the JCPA, including sewer, water, transportation, parks, power, gas, telephone, etc. Therefore, a less than significant impact is expected.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would result in less-than-significant impacts to public services.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
12. UTILITIES *Would the proposal result in the need for new systems or supplies, or substantial alterations to the following utilities:* A) Communication systems?			X
B) Local or regional water supplies?			X
C) Local or regional water treatment or distribution facilities?			X
D) Sewer or septic tanks?			X
E) Storm water drainage?			X
F) Solid waste disposal?			X

Environmental Setting

The proposed project site is within the South Sacramento Community Plan (SSCP), the Sacramento General Plan Update (SGPU), and Jacinto Creek Planning Area (JCPA). The proposed project is consistent with the residential land use envisioned in these various plans. An Infrastructure Financing Plan and a Drainage Master Plan have been prepared and adopted for the JCPA area. The proposed project would be required to comply with these plans.

Telephone. Southern Bell Corporation-Pacific Bell (SBC) provides telephone service to the project site and throughout the surrounding area. Telephone service to the project area is provided primarily with aboveground transmission lines.

Water. Water transmission pipelines exist near the site, although many properties in the southern JCPA area get their water from wells (JCPA DEIR addendum, July 1996; pg 2-3). Water transmission pipelines in the area are under the jurisdiction of the City of Sacramento's Department of Utilities. The proposed project will be constructing water distribution lines throughout the site and connecting to existing lines in the area.

Stormwater and Sewage Drainage. The Sacramento Regional County Sanitation District (SRCSD) provides sewage treatment for the cities of Folsom and Sacramento and County Sanitation District (CSD)-1, which serve the unincorporated urban portions of the County and portions of Sacramento. According to the JCPA DEIR addendum, July 1996 (page 2-2), the southerly third of the JCPA is outside the Sacramento Regional County Sanitation District (SRCSD) and County Sanitation District-1 (CSD-1) service area, but is within their spheres of influence. The proposed project is required to annex into the SRCSD and CSD-1. It is also required to participate in the JCPA financing plan and to be consistent with the JCPA Drainage Master Plan. The project falls with the boundaries of Watershed 5 of the JCPA Drainage Master

Plan. An existing stormwater detention facility exists to the northwest of the proposed project boundary; however, an additional detention facility is being proposed for the northern portion of the proposed project site.

The SRCSD is responsible for the operation of all regional interceptors and wastewater treatment plants, while local collection districts operate the systems that transport less than 10 million gallons of waste flow daily.

Solid Waste. The project is required to meet the City's Recycling and Solid Waste Disposal Regulations (Chapter 17.72 of the Zoning Ordinance). The purpose of the ordinance is to regulate the location, size, and design of features of recycling and trash enclosures in order to provide adequate, convenient space for the collection, storage, and loading of recyclable and solid waste material for existing and new development; increase recycling of used materials; and reduce litter.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in a detriment to microwave, radar, or radio transmissions;
- Create an increase in water demand of more than 10 million gallons per day;
- Substantially degrade water quality;
- Generate more than 500 tons of solid waste per year; or
- Generate stormwater that would exceed the capacity of the stormwater system.

Answers to Checklist Questions

Questions A & B

The proposed project is consistent with the residential land use envisioned in the various plans. The proposed project would not result in the need for new communications systems or for new water supplies above and beyond those previously anticipated and analyzed in the SGPU, SSCP, and JCPA EIRs. A water study was prepared for the JCPA and a water distribution network was laid out for the JCPA. The proposed project will be consistent with and connect into the network designed to serve the JCPA. A less than significant impact is therefore anticipated.

Question C

The project would not result in significant impacts to existing local or regional water treatment or distribution facilities. The regional water treatment and distribution facilities needed to serve the Jacinto Creek Planning Area were anticipated in the JCPA plan, analyzed in the JCPA EIR, and expected costs included in the JCPA Infrastructure Financing Plan. The proposed project is consistent with the JCPA plan and is required to participate in the Infrastructure Financing Plan. The proposed project would not have impacts greater than those already analyzed in the JCPA EIR. A less than significant impact is therefore anticipated.

Question D

Any existing septic systems from the existing golf facilities on site would need to be abandoned, which would require a permit and would be required to comply with City and County health standards.

The new homes would be served by a new subdivision specific sanitary sewer system connecting to the County sewer system. A subdivision specific sewer study will be prepared to show that the subdivision can meet all County Sanitation District requirements. The proposed project is also required to annex into the SCRSD and CSD-1 prior to recordation of the subdivision map or prior to approval of the improvement plans (whichever comes first). Finally, the proposed project is required to participate in the JCPA Financing Plan. The JCPA Financing Plan was put into place to ensure that the infrastructure needed for the expected build-out of the JCPA plan would be fully funded and adequate to serve the area. Therefore, a less-than-significant sewer impact is expected.

Question E

A JCPA Drainage Plan was prepared for the JCPA to facilitate development of drainage improvements in the area. Similarly, there is a Drainage Master Plan, which defines the drainage improvements needed to allow development of "all parcels" within the JCPA (JCPA DEIR addendum, July 1996; pg 2-1). Many of these improvements have already been constructed, such as the stormwater/water quality detention basin northwest of the proposed project site for the Sheldon Whitehouse Subdivision. However, drainage from this site will be directed to the proposed water quality detention facility located in the northern portion of this project. The applicant will be required to submit to the City's Department of Utilities a drainage study for the proposed project showing consistency with the Drainage Master Plan. The requirement that the proposed project participate in the JCPA Infrastructure Financing Plan will also help ensure that all needed infrastructure, including drainage facilities, is adequately funded. Therefore, a less than significant impact is expected.

Question F

The 167 residences proposed by this project are not expected to generate more than 500 tons of solid waste per year. The JCPA, SGPU, and the SSCP all anticipated residential development on the project site. The proposed project would not generate more solid waste that was anticipated and analyzed in the various plans (and associated EIRs). The project would not result in significant impacts to existing solid waste disposal services or facilities, or the need for any new solid waste disposal facilities. A less than significant impact is expected.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would result in less-than-significant impacts to utility systems.

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

Environmental Setting

This proposed project site is located on 18.7± acres on the north of Sheldon Road, west of State Highway 99, east of Bruceville Road, and north of the City/County line, within the Jacinto Creek Planning Area, and the South Sacramento Community Plan Area. The proposed project site is predominately vacant; however on the east side of the project site is a cargo container storage lot with access from unpaved roads from Sheldon Road and West Stockton Blvd. The land use of the surrounding area includes fallow agricultural lands, rural and newly developing residential, open space, and existing commercial sites/uses along West Stockton Blvd.

Standards of Significance

Shadows. New shadows from developments are generally considered to be significant if they would shade a recognized public gathering place (e.g., park) or place residences/child care centers in complete shade.

Glare. Glare is considered to be significant if it would be cast in such a way as to cause public hazard or annoyance for a sustained period of time.

Answers to Checklist Questions

Questions A - D

The project would not create an aesthetically offensive site to adjacent areas. The proposed project would be similar to the newly developing residential development to the north of the site. It would be compatible with the expected build out uses of residential, commercial, and open space/park. The proposed lots and homes would be at a higher density than existing residential properties adjacent to the project site, which are currently developed as (R-1) low-density residential. Since the proposed project is similar to existing and anticipated development in the area, it is not anticipated to create substantial shadows on neighboring uses. The project is not located within an adopted scenic vista or view corridor. Aesthetic impacts associated with the

proposed project would be less-than-significant.

The proposed project would increase (over the existing level of light sources) the amount of lighting in the area. However, that lighting is subject to and must meet Uniform Building Code and Sacramento City Code requirements. All lighting must face downward and creation of glare and light spillage should be avoided through judicious use of lighting, selection of appropriate lighting fixtures, and proper placement and orientation of light fixtures. Light sources should be located and oriented to minimize glare on adjacent uses. Compliance with these guidelines should ensure a less than significant impact to the above described adjacent uses.

The lots proposed to remain vacant will not contain any lighting or features that would cast significant shadow or glare on adjacent residential or commercial lots. Future development of these lots would be required to comply with the Uniform Building Code and Sacramento City Code requirements.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would have a less-than-significant visual impact on aesthetics, light and glare.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
14. CULTURAL RESOURCES *Would the proposal:* A) Disturb paleontological resources?		X	
B) Disturb archaeological resources?		X	
C) Affect historical resources?			X
D) Have the potential to cause a physical change which would affect unique ethnic cultural values?			X
E) Restrict existing religious or sacred uses within the potential impact area?			X

Environmental Setting

The proposed project is not located in a primary impact area according to the City's General Plan Update (SGPU V-5). Similarly, the Jacinto Creek Planning Area (JCPA) plan found that there were no known historic, prehistoric, or cultural resources located in the area. No known cultural or historical resources are located on the site.

Standards of Significance

Cultural resource impacts may be considered significant if the proposed project would result in one or more of the following:

1. Cause a substantial change in the significance of a historical or archaeological resource as defined in CEQA Guidelines Section 15064.5 or

2. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Answers to Checklist Questions

Questions A - E

The proposed project site is not located in a Primary Impact Area for cultural or historical resources according to the SGPU DEIR, V-5. The JCPA EIR also found no cultural or historical resources in the area of the proposed project. The proposed project area consists of an existing developed golf driving range. The proposed project will not directly or indirectly destroy unique paleontological resource or site or unique geologic feature. The project is not likely to disturb human remains, including those interned outside of formal cemeteries. However, construction activities do involve some excavation of soil for grading and trenching for utilities installation.

This activity could expose any previously unidentified or unknown resources. The City has committed to limiting potential impacts by requiring specific mitigation measures.

Mitigation Measures

CR-1. If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.

CR-2. If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.

Findings

With the incorporation of the above mitigation measures, the project is determined to have a less-than-significant cultural impact on the environment.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
15. RECREATION *Would the proposal:* A) Increase the demand for neighborhood or regional parks or other recreational facilities?			X
B) Affect existing recreational opportunities?			X

Environmental Setting

The proposed project site is located on 18.7± acres on the north side of Sheldon Road between Bruceville Road and Highway 99 within the Jacinto Creek Planning Area and the South Sacramento Community Plan area. The site is contains a single family residence, a mini-market and a truck salvage yard. The surrounding area includes vacant parcels, rural and newly developing residential, open space, and commercial uses along Sheldon Road.

Existing parks and recreational facilities in the project vicinity include Jacinto Creek Parkway, a greenway located northwest of the project site along Jacinto Creek, as well as Jacinto Creek Park, a planned 11.1± acre Jacinto Creek Park.

Answers to Checklist Questions

Questions A and B

The proposed project would include the construction of 167 housing units, which will generate new residents in the area and the need for recreational opportunities. The project site includes one water quality basin, not used for recreational purposes. Jacinto Creek Park, located north of the proposed project, is planned for future park development. The proposed project is consistent with the South Sacramento Community Plan (SSCP) and the Jacinto Creek Planning Area (JCPA) plan. Both plans anticipated residential development in the area of the proposed project. The original JCPA plan identified park space at the northern portion of the subject site; however, since the adoption of the JCPA plan the park locations have been altered and the 11± acre Jacinto Creek Park located north-west of the subject site is the new location of park space that was originally identified on the subject site. As such, the proposed project being developed as residential will not cause the loss of park space. The plans also included provision of parks to meet the recreational needs of the anticipated development. The JCPA indicated a need for approximately 35 acres of parkland to meet the needs of the area at build out. The proposed project is subject to the JCPA Infrastructure Financing Plan, which was put into place to fund the identified infrastructure needs, including parks, from build out of the JCPA. The proposed project is not expected to have impacts over and above those anticipated in the SSCP and the JCPA.

The proposed project is subject to the standard City's Parks and Recreation Department's conditions of approval, including paying Quimby Act and/or Mello-Roos fees. Participation in and compliance with the JCPA Infrastructure Financing Plan will assist the City in providing adequate recreational facilities for build out of the area. A less than significant recreation impact is therefore expected.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would result in less-than-significant impacts to recreational resources.

Issues:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less-than-significant Impact
16. MANDATORY FINDINGS OF SIGNIFICANCE A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X	
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals?			X
C. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X
D. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? Disturb paleontological resources?		X	

Mandatory Findings of Significance Discussion

A. As discussed in the preceding section, the proposed project does not have the potential to significantly degrade the quality of the environment, including effects on animals or plants, or to eliminate historic or prehistoric resources. Mitigation measures will reduce any potentially significant impacts to less than significant.

B. As discussed in the preceding section, the project does not have the potential to achieve short-term, to the disadvantage of long-term environmental goals.

C. When impacts are considered along with, or in combination with other impacts, the project-related impacts are less-than-significant. The proposed project will not add substantially to any cumulative effects.

D. The proposed project does not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly, nor will it disturb paleontological resources. Mitigation measures will reduce any potentially significant effects to less than significant.

SECTION IV. - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

___	Land Use and Planning	___	Hazards
___	Population and Housing	X	Noise
___	Geological Problems	___	Public Services
___	Water	___	Utilities and Service Systems
___	Air Quality	___	Aesthetics, Light and Glare
___	Transportation/Circulation	X	Cultural Resources
X	Biological Resources	___	Recreation
___	Energy and Mineral Resources	X	Mandatory Findings of Significance
___	None Identified		

SECTION V. - DETERMINATION

On the basis of the initial evaluation:

I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

X I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because the project-specific mitigation measures described in Section III have been added to the project. A NEGATIVE DECLARATION will be prepared.

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

Dana Allen

Signature

12/26/06

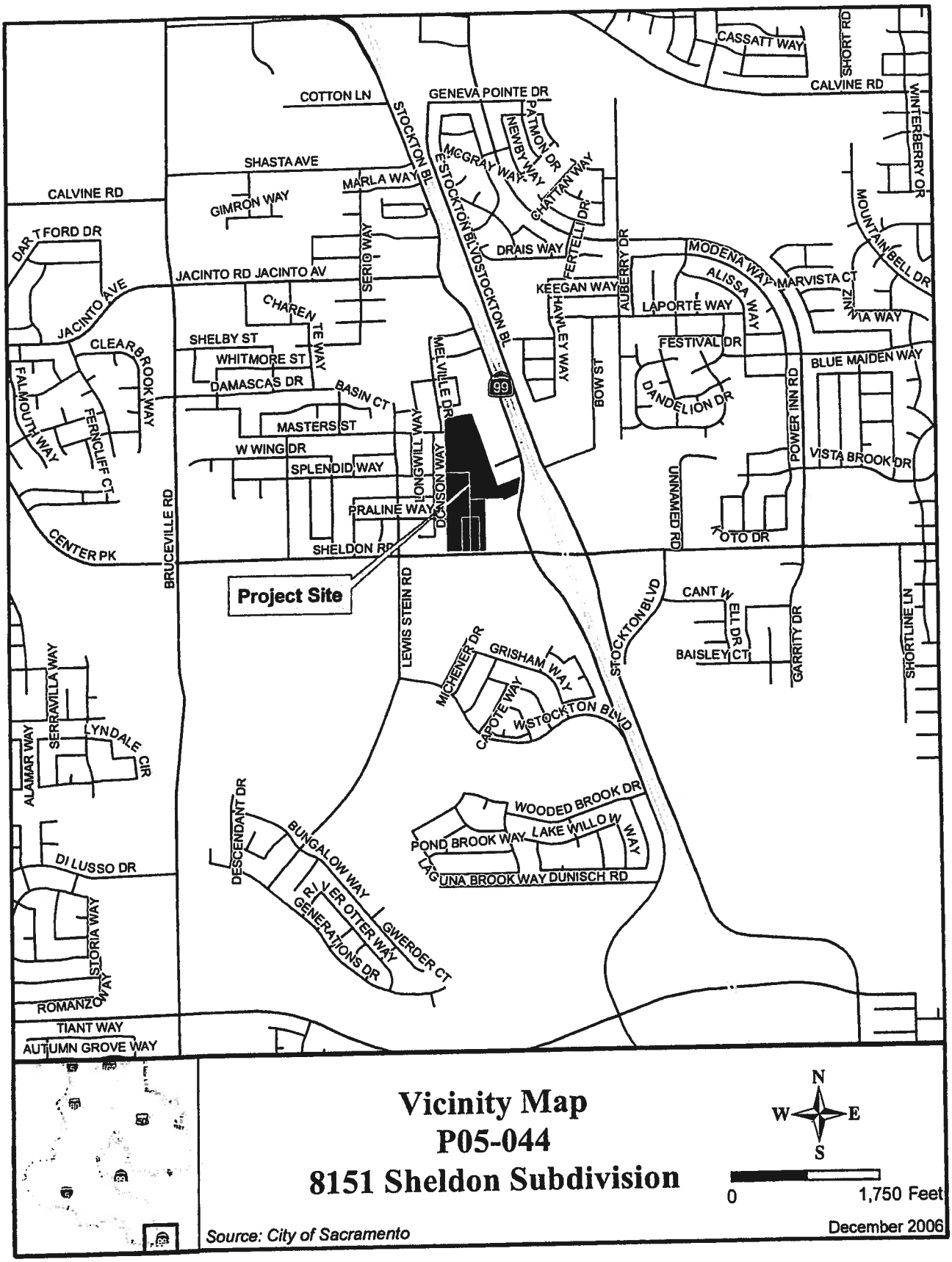
Date

Dana Allen, Senior Planner

Printed Name

ATTACHMENT A

VICINITY MAP



Vicinity Map
P05-044
8151 Sheldon Subdivision

N
W E
S

0 1,750 Feet

Source: City of Sacramento

December 2006

Item #6 Mit Neg Dec

ATTACHMENT B

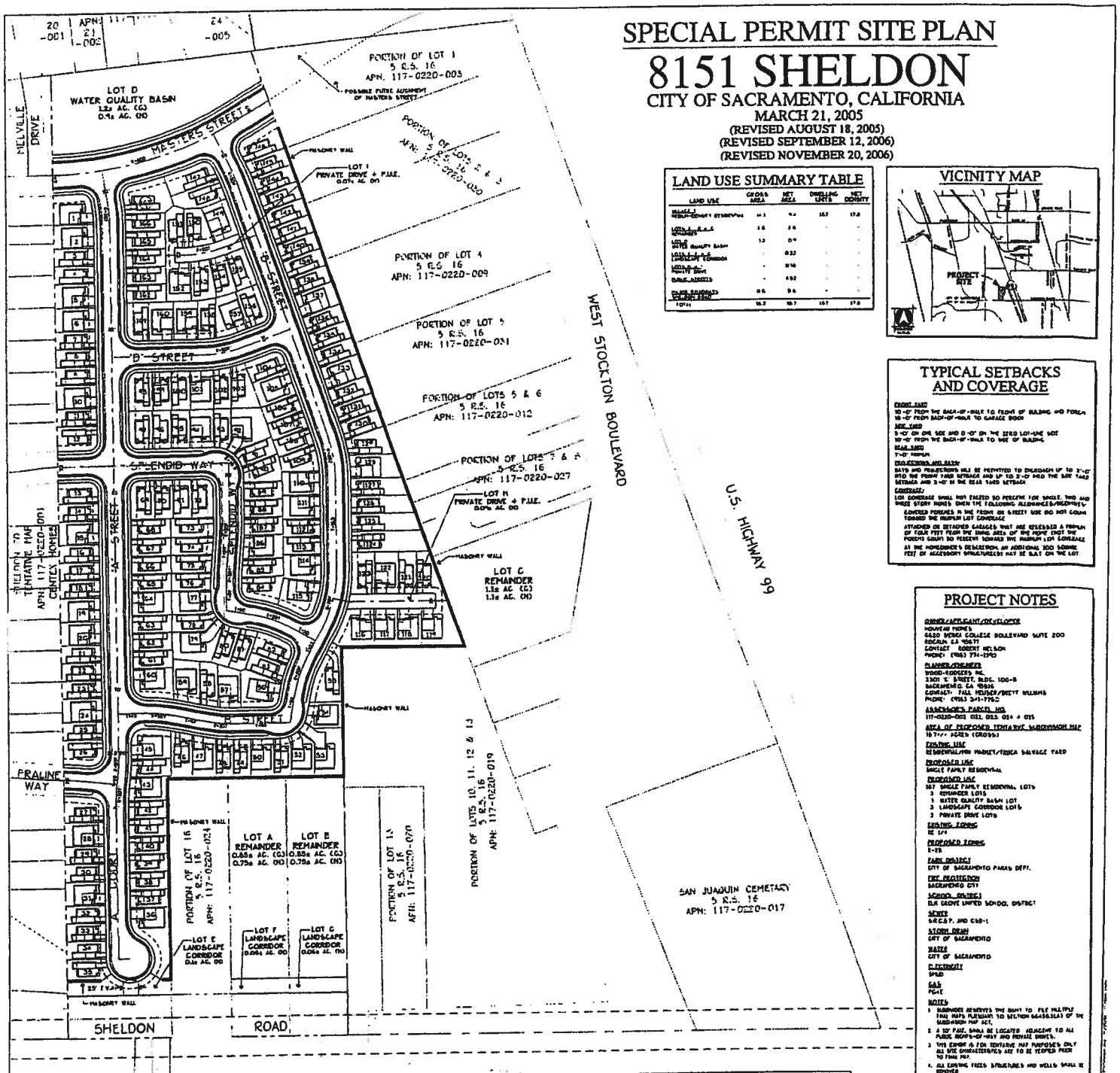
SITE PLAN/EXHIBITS

SPECIAL PERMIT SITE PLAN

8151 SHELDON

CITY OF SACRAMENTO, CALIFORNIA

MARCH 21, 2005
(REVISED AUGUST 18, 2005)
(REVISED SEPTEMBER 12, 2006)
(REVISED NOVEMBER 20, 2006)



LAND USE SUMMARY TABLE

LAND USE	GROSS AREA	NET AREA	DWELLING UNITS	NET DENSITY
[illegible]	[illegible]	[illegible]	157	17.0
[illegible]	[illegible]	[illegible]	-	-
[illegible]	[illegible]	[illegible]	-	-
[illegible]	-	[illegible]	-	-
[illegible]	-	[illegible]	-	-
[illegible]	-	[illegible]	-	-
[illegible]	-	[illegible]	-	-
[illegible]	[illegible]	[illegible]	-	-
TOTAL	[illegible]	[illegible]	157	17.0

VICINITY MAP

TYPICAL SETBACKS AND COVERAGE

FRONT YARD
10'-0" FROM THE BACK-OF-WALK TO FRONT OF BUILDING AND PORCH
18'-0" FROM BACK-OF-WALK TO GARAGE DOOR

SIDE YARD
5'-0" ON ONE SIDE AND 0'-0" ON THE ZERO LOT-LINE SIDE
10'-0" FROM THE BACK-OF-WALK TO SIDE OF BUILDING

REAR YARD
7'-0" MINIMUM

PROJECTIONS AND BAYS
BAYS AND PROJECTIONS WILL BE PERMITTED TO ENCROACH UP TO 2'-0" INTO THE FRONT YARD SETBACK AND UP TO 2'-0" INTO THE SIDE YARD SETBACK AND 3'-0" IN THE REAR YARD SETBACK

COVERAGE:
LOT COVERAGE SHALL NOT EXCEED 50 PERCENT FOR SINGLE, TWO AND THREE STORY HOMES WHEN THE FOLLOWING ALLOWANCES/EXCEPTIONS:

COVERED PORCHES IN THE FRONT OR STREET SIDE DO NOT COUNT TOWARD THE MAXIMUM LOT COVERAGE

ATTACHED OR DETACHED GARAGES THAT ARE SETBACK A MINIMUM OF FOUR FEET FROM THE LIVING AREA OF THE HOME (NOT THE PORCH) COUNT 50 PERCENT TOWARD THE MAXIMUM LOT COVERAGE

AT THE HOMEOWNER'S DISCRETION, AN ADDITIONAL 300 SQUARE FEET OF ACCESSORY STRUCTURE(S) MAY BE BUILT ON THE LOT

PROJECT NOTES

OWNER/APPLICANT/DEVELOPER
MONARCH HOMES
6650 DEMOS COLLEGE BOULEVARD SUITE 200
ROCKLIN, CA 95677
CONTACT: ROBERT NELSON
PHONE: (916) 774-1290

PLANNER/ENGINEER
WOOD-RODGERS INC.
3301 C STREET, BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT: PAUL MEYER/BRETT WILLIAMS
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NO.
117-0220-001, 031, 023, 024 + 015

AREA OF PROPOSED TENTATIVE SUBDIVISION MAP
10.7+/- ACRES (GROSS)

EXISTING USE
RESIDENTIAL/MINI MARKET/VERICA SALVAGE YARD

PROPOSED USE
SINGLE FAMILY RESIDENTIAL

PROPOSED USE
157 SINGLE FAMILY RESIDENTIAL LOTS
3 REMAINDER LOTS
1 WATER QUALITY BASIN LOT
3 LANDSCAPE CORRIDOR LOTS
2 PRIVATE DRIVE LOTS

EXISTING ZONING
RE 1/4

PROPOSED ZONING
R-2B

PARK DISTRICT
CITY OF SACRAMENTO PARKS DEPT.

FIRE PROTECTION
SACRAMENTO CITY

SCHOOL DISTRICT
ELK GROVE UNIFIED SCHOOL DISTRICT

SEWER
S.R.C.S.P. AND CSD-1

STORM DRAIN
CITY OF SACRAMENTO

WATER
CITY OF SACRAMENTO

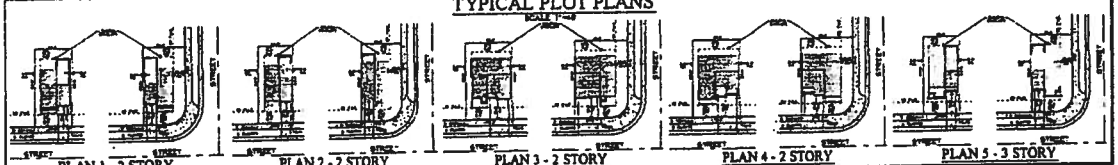
ELECTRICITY
SMUD

GAS
PG&E

NOTES
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1(A) OF THE SUBDIVISION MAP ACT.
2. A 10' P.U.E. SHALL BE LOCATED ADJACENT TO ALL PUBLIC RIGHTS-OF-WAY AND PRIVATE DRIVES.
3. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
4. ALL EXISTING TREES, STRUCTURES AND WELLS SHALL BE REMOVED

TYPICAL PLOT PLANS

SCALE 1"=40'



NORTH
0 60 120 240

WOOD RODGERS
ENGINEERING • PLANNING • MAPPING • SURVEYING
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8151 SHELDON - SITE PLAN

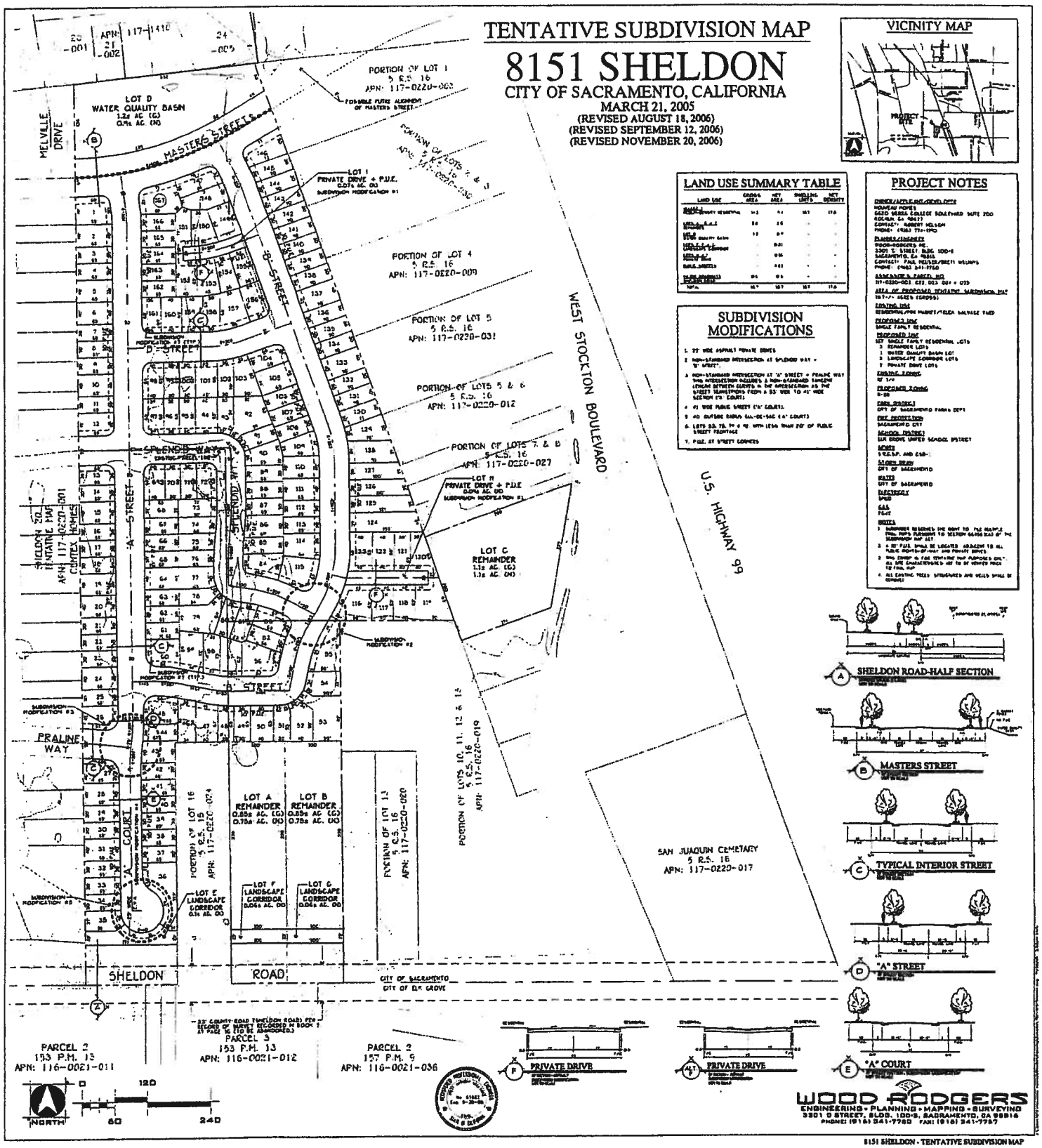
Item #6 Mit Neg Dec

TENTATIVE SUBDIVISION MAP

8151 SHELDON

CITY OF SACRAMENTO, CALIFORNIA

MARCH 21, 2005
(REVISED AUGUST 18, 2006)
(REVISED SEPTEMBER 12, 2006)
(REVISED NOVEMBER 20, 2006)



8151 SHELDON - TENTATIVE SUBDIVISION MAP

Item #6 Mit Neg Dec