

DRAFT
ENVIRONMENTAL IMPACT REPORT

COLLEGE SQUARE PLANNED UNIT DEVELOPMENT

SCH# 2002122088

Volume 2 of 2
Technical Appendices

Prepared for:

City of Sacramento
Planning and Building Department

Prepared by:

EDAW

In association with
Fehr & Peers Associates
Earthtech Ltd.

September 9, 2003

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September 9, 2003

College Square Planned Unit Development Draft EIR

TECHNICAL APPENDICES

VOLUME 2 OF 2

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- B Notice of Preparation (NOP)/Initial Study
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Appendix A
Proposed College Square PUD Guidelines

COLLEGE SQUARE SHOPPING CENTER
Planned Unit Development Guidelines

October 31, 2002

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SECTION I. PURPOSE AND INTENT

College Square is a Planned Unit Development (herein referred to as "the PUD") constituting a total of approximately 53.25 net gross acres to be designated Shopping Center (SC) zone and multi family zone. These guidelines, as approved and accepted by the City of Sacramento City Council, shall be adopted and used by the PUD's and the City. The Owner(s) and/or Owner's representative(s) shall be responsible for establishing and maintaining the, codes, covenants and restrictions identifying the terms and criteria for membership and providing successors. The CC&R shall adhere to the following objectives in reviewing development plans:

1. To develop the land in the PUD in a manner which complements and enhances the value of the land and the structures within and adjacent to the PUD.
2. To provide a guide for the use by architects, engineers, City staff, and elected and appointed City decision-makers during the review process for each Special Permit requested for development in the PUD.
3. To establish circulation, safety, comfort, convenience and general welfare.

The guidelines shall incorporate the Schematic Plan for the College Square PUD as approved by the City Council. These Guidelines are intended as a supplement to existing City Ordinances and shall prevail when different from other applicable City Ordinances. Any amendments hereto can only become effective upon approval by the Planning Commission which the City Council of the City of Sacramento.

SECTION II. PROCEDURES FOR APPROVAL

- A. **Special Permit Required:** Development of certain uses within the PUD shall be subject to Special Permit approval by the City Planning Commission. These uses are specifically listed in Table 1 of these guidelines. Special Permit development plans shall be in conformance with the Schematic Plan and PUD Guidelines approved by the City Council. The PUD Guidelines shall establish the architectural theme(s) for the PUD.
- B. **Preliminary Review:** Preliminary plans shall be submitted to the Planning Director for preliminary review prior to submission of an application to amend the PUD Guidelines and/or Schematic Plan. A preliminary review of Special Permit applications may be required when the City determines that such a review is essential to a thorough review.
- C. **Project Application:** The following information shall be submitted with a Special Permit application:
1. **Project Application:** The project application shall include the names and addresses of the applicant, architect, contractor, developer and engineer.
 2. **Site Plan(s):** The Site Plan shall show the following:
 - a. All roads, street names, easements, bus stops, and public right-of way.
 - b. Topography showing existing grades and proposed grades at one-foot intervals with spot elevations as required to clarify drawings, together with building corner elevations.
 - c. Locations of existing buildings, proposed buildings, and proposed building pads.
 - d. Front, side and rear setbacks and distances from buildings to property or parcel lines at perimeter of PUD.
 - e. Locations and details of site drainage including pipes, berms, ditches, swales, sewer alignments, manholes, and invert grades.
 - f. On-site circulation including ingress/egress, driveways, parking areas and typical parking stalls, maneuvering aisles, loading, truck delivery routing and service areas, walkways, and any outdoor seating or gathering areas.
 - g. Locations of trash enclosures, compactors, recycling facilities (including outside storage and screening devices for trash), mechanical and communication equipment, and meters.
 - h. Sewer alignments and location of manhole and invert grades.
 - i. Land use for distribution including percentage and square footage of the site used for the following:
 - 1) Building Pad.
 - 2) Surface parking and any other areas.
 - 3) Landscaping (includes private sidewalks and patios)
 - j. Bar Scale.
 - k. Phasing Scheme, if applicable.

- l. Retaining walls as needed.
 - m. Temporary and permanent fences including materials and height
- 3. Landscaping Plan: The Landscape Plan shall be consistent with these Guidelines
- 4. Elevations: The building elevations shall be consistent with these Guidelines and shall show the following:
 - a. Roof projections and/or roof plan and screening treatment.
 - b. Exterior building elevations shall depict all sides and height to top plate and top of roof and screening elements.
 - c. Exterior colors and materials of construction (prior to public hearing).
- 5. Miscellaneous Documentation: This information may be obtained concurrently with the processing of the Special Permit application, but shall be obtained prior to granting of any special permit.
 - a. Written approval of the project plans by the College Square Architectural Review Committee
 - b. Written documentation of consultation with Regional Transit regarding the impacts of the development design on transit efficiency and effectiveness in serving the entire development, if such development differs substantially from the PUD Schematic Plan or special permit(s) approved for the College Square project. Single tenant pad buildings and shop space of less than 15,000 square feet of building area shall not be subject to this requirement.
 - c. Transportation Systems Management Plan submittal shall be regulated by, and be subject to, the provisions of the City Zoning Ordinance and/or provisions in the Mitigation Monitoring Plan developed by, and kept on file with the City's Planning and Building Department under P98-074.
 - d. Lighting Plan: The lighting plan shall be consistent with these Guidelines and shall show the following:
 - 1) Location of all exterior site lighting.
 - 2) Design of all exterior lighting including colors, materials, height, and approximate wattage.
 - 3) Plot plan showing overall luminance of the proposed lighting (i.e., foot candles)
 - e. Signage Plan: A Signage Plan shall be submitted with each Special Permit Application, shall be consistent with these Guidelines and shall indicate the locations of all permanent signs. A separate signage permit will be required for construction of approved signage.

SECTION III. PROCEDURES FOR/AMMENDMENT

Amendments to the Schematic Plan and/or Guidelines shall be approved by the City Council or, in limited circumstances by the Planning Commission. The Schematic Plan approved by the City Council concurrently with these Development Guidelines is conceptual in nature, and adjustments that do not materially affect the nature or character of the PUD, such as building orientation, placement of buildings and entrances, landscaping, parking configuration, and relocation of land uses may be made during the Special Permit process without the need to amend the Schematic Plan.

The PUD schematic plan and special permit documents shall designate building limit lines. The size, number, and configuration of buildings within these lines may be modified without the need to modify the schematic plan or special permit. The overall building area for the PUD, however, cannot exceed that which was previously approved.

SECTION IV. PERMITTED USES

- A. **Compliance with Schematic Plan:** Compliance with Schematic Plan shall be determined by the Planning Commission for Special Use Permits or by the Planning Director for minor modifications to the Schematic Plan as described above. Section III of the Guidelines outlines procedures for amendment of the Schematic Plan.
- B. **Permitted Uses:** The intent of the PUD is to serve the surrounding area with: Neighborhood-oriented and community serving retail uses; residential uses; office uses; public uses, including transit stations and related uses.
Areas North of W. Stockton Blvd. will be designated for community and neighborhood retail uses, with pedestrian links provided to the mixed use/transit oriented development area south of the future extension of West Stockton Boulevard. The eastern quadrant of this mixed use area will be comprised principally of multi-family and senior residential uses with residential, office and commercial uses allowed in area parallel to the South side of West Stockton Blvd and East of Bruceville Road. The Westerly half of the area south of Bruceville Rd, excepting the commercially zoned parcels may be utilized by the Sacramento Regional Transit District (RT) for a transit center comprised of one or more of the following components: Light Rail station, bus transfer station, multi-modal station, park and ride lot. Should this area be utilized for any such RT uses, joint use opportunities with RT will be strongly encouraged, including shared parking, mixed retail/residential and/or retail/office development, and convenient pedestrian linkages between uses.
- C. **Building and Occupancy Standards:** The overall non-residential building square footage as approved in the PUD has been indicated on the schematic site plan. The Planning Commission, in accordance with Section 8-D of the Sacramento City Zoning Ordinance, may approve increases in the overall building square footage that do not exceed a maximum of ten percent (10%) of the overall square footage as approved in the PUD. A range of residential units from a minimum of 484 to a maximum of 724 units, if the transit station park and ride lot is located off-site, are approved for the College Square PUD.
- D. **Fencing and Walls Requirement:** Open fencing with pedestrian gate access at regular intervals shall be encouraged along property lines where residential uses abut non-residential uses. No fencing or dividing structures of any kind shall be required in areas designated for transit-mixed use development. Solid (e.g., masonry walls) shall be discouraged between residential and non-residential uses within the plan areas in order to best facilitate the open area master plan.
- E. **Hours of Operation:** Commercial uses, daycares and senior care facilities in the PUD may operate 24 hours a day, except as otherwise limited by the planning commission or city council through the special permit process.

Table 1

Accessory Uses

Retail

- Food Sales – Indoor & Outdoor
- Exterior staging & temporary
- Storage of merchandise
- Sales of seasonal items from parking area or sidewalk, i.e. Christmas Trees
- Unlimited delivery times
- Unlimited sales from perimeter sidewalks

Special Permit Uses

Retail

- Retail Store over 65,000 square feet not previously approved in overall building footprint under schematic plan with or without fuel service
- Animal Hospital

Food

- Fast Food Drive-Thru

Entertainment

- Theatre

Service Station

- 24 hour Convenience Market consumption per City of Sacramento Zoning Ordinance
- Fuel Sales Kiosk

Telecommunications Tower

Multi-Family Residential

- Apartments
- Condominiums
- Townhouses

Senior Housing

- Assisted Living
- Independent Living
- Senior Apartments
- Skilled Nursing Facilities

Permitted & Accessory Uses

Principally Permitted Uses

Food

- Convenience Food Store
- Delicatessen
- Restaurant

Entertainment

- Arcade
- Bowling Alley
- Dancing Studio
- Game Rooms
- Health/Exercise Center
- Music & Dance Studio

Retail

- Alcoholic Beverages for off premises consumption
- Antique Shop
- Apparel Store
- Appliance Sales & Repair
- Art Supply Store
- Audio Visual Equipment
- Auto Supply Store
- Auto Service
- Auto Oil Change/Lube
- Bakery
- Banks & Financial Institutions
- Barber Shop
- Battery Sales & Storage
- Beauty Parlor
- Bicycle Sales & Repair
- Book & Stationery Store
- Business Machine Store
- Childcare & K-6 Schools
- Clothing & Costume
- Coffee Shops
- Computer Sales & Services
- Dry Cleaning
- Educational Seminars & Schools
- Electronic Appliances
- Exterior Storage /Materials
- Florist
- Furniture Store
- Garden Supply Store
- General Merchandise
- Gifts & Notions
- Grocery
- Gymnasium
- Hardware Store

Table 1 Continued

Retail Cont.

- Health Clubs
- Hobby, Stamps & Coins
- Home Improvement
- Hunting/Fishing Supply
- Interior Decorating Supply
- Jewelry & Metal Craft
- Leather Goods & Luggage
- Lock & Key Shop
- Lumber Yard
- Mail Order Catalog Store
- Medical/Dental Services & Appliances
- Music Sales & Repair
- Office Supply & Equipment
- Optician
- Package Liquor Store
- Paint & Wallpaper Store
- Pet Shop
- Pet Supplies
- Photo Equipment & Supply
- Plant Nursery
- Plumbing Shop
- Radio/Television Sales
- Shoe Sales & Repair
- Sporting Goods
- Tailor Shop
- Telephone Sales & Services
- Tire Sale, Repair & Mount
- Toy Store
- Travel Agency
- Variety Store

- Combination Public uses and Residential or Non-Residential uses
Governmental Uses

Hotel Uses

- Hotel & Motel

Office Uses

- Professional Offices
- Home Occupation Offices
- Multi-Floor Offices up to Three Floors
- Medical & Dental Uses
- Combination Office and Retail, Office and Residential, or Retail and Residential Uses

Public Facilities

- Light Rail Station
- Bus Transfer Station
- Multi-modal Center
- Park and Ride Lots
- Library
- Police Station
- Fire Services

SECTION V. ENVIRONMENTAL STANDARDS

- A. **General:** All buildings, structures, paved areas and building materials, color schemes, and landscape elements shall be designed and constructed so as to create a unique and desirable environment for the intended use(s). The project should be distinctive as viewed from along the major roadways.
- B. **Landscaping:**
1. Objectives:
 - a. Reinforce the major pedestrian connection systems that about the roads and driveways and the pedestrian connections between the retail, transportation, office and residential areas.
 - b. Provide for human scale and visual organization in parking lots.
 - c. Loading areas, service yards, and utility equipment shall all be screened where practical using enhanced landscaping.
 - d. Design the landscaping to maximize energy conservation, human comfort, and promote biodiversity with the introduced landscape.
 - e. The landscape concept shall encourage and frame views of the project.
 - f. Internal streets and major pedestrian circulation routes shall be articulated differently from the parking field in order to reinforce the design theme, identify the circulation system as a way-finding element, and to reduce the scale of the parking field.
 - g. Landscape enhancements at internal drives and pedestrian circulation routes may include ornamental tree plantings and vertical tree plantings.
 2. General: Landscaping shall comply with applicable City of Sacramento ordinances for drought tolerance and shall be composed of natural and decorative trees, ground cover and shrubs with automatic irrigation systems.
 3. Approval of Landscape Plans: Special Permit applications shall include submittal of preliminary landscape and shading plans. The purpose of the Landscape Plan is to ensure integration and compatibility of landscaping for the site.
 4. Plant List: All trees, shrubs, and groundcover types shall conform to the following PUD Plant List (Table 2list4ed at the end of this section) unless an alternative type is approved by the City's Planning Director or Planning Commission.
 5. Additional Accent Planning to meet tenant criteria may be incorporated with approval of the Architectural Review Committee only
 6. Minimum Landscaping Coverage: The minimum landscape coverage percentage for any property or project within the PUD shall be pursuant to City standards.
 7. The term "landscape area" shall refer to all areas within a given parcel not located in a structure and not utilized for truck loading, storage, or refuse collection. Landscape areas, unless otherwise indicated, may include all walkways, hardscape, landscaping, and treescape locations in parcel areas.
 8. Parking and back-up space shall be landscaped to comply with the City of Sacramento Zoning Ordinance Section 17.68.010 c: "Trees shall be planted and maintained throughout the surface parking lot to ensure that within 15 years after the establishment of the parking lot, at least 50 percent of the parking area will be shaded." Truck loading areas are not required to be shaded.

9. Major entry drives and internal streets are exempt from the shading requirements in order to provide distinctive planting or graphic elements that differentiate these areas from the overall parking field.
10. Underdeveloped Areas: All areas not utilized for circulation, parking and services shall be landscaped utilizing groundcover, shrubbery or trees. Underdeveloped areas proposed for future construction shall be maintained in a reasonably weed free condition but need not be fully landscaped.
11. Landscaping of Rear Building Elevations: Side and rear elevations of any building visible from surrounding roadways shall be landscaped with attractive, varying materials. However, such landscaping shall not interfere with the visibility and identification of business establishments.
12. Screening of Service Areas: Architecturally designed, compatibly-styles structures with plantings shall be used to screen service areas for loading, trash and recyclable material storage, and any approved external storage areas. It is contemplated, however, that landscaping features could interfere with the successful operation of a business or approved use. When/if this occurs, such landscaping may be modified in a manner to reduce such conflicts. A minimum 6'-0" high wall shall be provided at trash enclosures and loading areas. Note" Trash and recycling containers within enclosed loading areas are not required to have separate enclosures.
13. Installation of Landscaping: Prior to the issuance of any temporary certificate of occupancy permit, each project's landscaping, including permanent automatic irrigation system, shall be installed to the City's satisfaction. Plants shall vary in size: 1 and 5 gallon shrubs; 15 gallon and 24 inch box trees.
14. Landscape Maintenance: A landscape maintenance program shall be established to ensure that the landscape elements are well maintained. All landscaped areas shall be fully irrigated with a permanent automatically controlled underground irrigation system.
15. All landscaped areas within each zone shall be planted and irrigated in accordance with the planting palettes and criteria recommended in these design guidelines. All trees shall be double staked. Trees shall be secured with flexible tree ties and shall be staked in at least two laces on species such as Chinese Pistache where extra support is required to maintain a straight trunk.
16. The irrigation system shall be designed to minimize spray onto non-planted areas.
17. All irrigation heads within traffic or pedestrian areas shall be pop-up type heads. No fixed risers are permitted in these areas.
18. Irrigation systems shall be designed to provide the appropriate amount of water to each plant as efficiently as possible without over-watering.
19. The owner of each parcel shall at times properly maintain and keep the entire parcel, including all improvements, in a safe, clean and sightly condition, in a good state of repair, and shall comply in all respects with all governmental, health, fire and police requirements.
20. The owner of each parcel shall, at his/her own expense, remove rubbish of any character whatsoever which may accumulate on such parcel.
21. Undeveloped parcels shall be maintained in a neat, weed-free condition at the owner's expense.

Table 2**PLANT LIST**

All plant materials must be selected from the Plant Species List below and other plants as approved by the Planning Department, subject to confirmation from site-specific soils analysis that plant species will survive.

Large Trees (50' – 100')**WATER USAGE**

HIGH	<i>Acer rubrum</i>	Red Maple
MEDIUM	<i>Acer saccharum</i>	Sugar Maple
MEDIUM	<i>Aver plantanoides</i>	Norway Maple
HIGH	<i>Alnus rhombifolia</i>	White Alder
MEDIUM	<i>Araucaria heterophylla</i>	Norfolk Island Pine
MEDIUM	<i>Calocedrus decurrens</i>	Incense Cedar
MEDIUM	<i>Catalpa speciosa</i>	Western Catalpa
LOW	<i>Cedrus deodara</i>	Deodar Cedar
LOW	<i>Celtis australis</i>	European Hackberry
MEDIUM	<i>Cinnamomum camphora</i>	Camphor
MEDIUM	<i>Gingko Biloba</i>	Maidenhair Tree
MEDIUM	<i>Gelditsia triacanthos</i>	Honeylocust
HIGH	<i>Liriodendrum tulipifera</i>	Tulip Tree
MEDIUM	<i>Magnolia grandiflora</i>	Southern Magnolia
HIGH	<i>Picea abies</i>	Norway Spruce
HIGH	<i>Picea pungens</i>	Colorado Spruce
MEDIUM	<i>Pinus canariensis</i>	Canary Island Pine
LOW	<i>Pistachia chinensis</i>	Chinese Pistache
MEDIUM	<i>Platanus acerifolia</i>	London Plane Tree
MEDIUM	<i>Platanus racemosa</i>	California Sycamore
MEDIUM	<i>Populus nigra "Italica"</i>	Lombardy Poplar
LOW	<i>Quercus lobata</i>	Valley Oak
LOW	<i>Quercus suber</i>	Cork Oak
LOW	<i>Quercus wislizenii</i>	Interior Live Oak
MEDIUM	<i>Quercus robur</i>	English Oak
MEDIUM	<i>Quercus rubra</i>	Red Oak
MEDIUM	<i>Quercus wilensii</i>	Interior Live Oak
LOW	<i>Sequoia sempervirens</i>	Coast Redwood
MEDIUM	<i>Ulmus parvifolia</i>	Chinese Elm
MEDIUM	<i>Zelkova serrata</i>	Green Vase Zelkova

Medium Trees (30' – 50')**WATER USAGE**

MEDIUM	<i>Alnus cordata</i>	Italian Alder
HIGH	<i>Betula jacquemontii</i>	Himalayan Birch
MEDIUM	<i>Capinus betulus</i>	European Hornbeam
LOW	<i>Celtis sinensis</i>	Chinese Hackberry
LOW	<i>Ceratonia siliqua</i>	Carob
LOW	<i>Cercidum floridum</i>	Blue Palo Verde
LOW	<i>Cercis Canadensis</i>	Eastern Redbud
MEDIUM	<i>Liquidambar styraciflua</i>	Sweet Gum
MEDIUM	<i>Magnolia grandiflora</i>	Southern Magnolia
MEDIUM	<i>Maytenus boaria</i>	Mayten Tree
MEDIUM	<i>Morus alba "Fruitless"</i>	Fruitless Mulberry

HIGH	<i>Nyssa sylvatica</i>	Sour Gum
LOW	<i>Pinus halepensis</i>	Allepo Pine
LOW	<i>Pinus eldarica</i>	Afghan Pine
MEDIUM	<i>Pinus sylvestris</i>	Scotch Pine
HIGH	<i>Populus fremontii</i>	Fremont Cottonwood
MEDIUM	<i>Pyrus calleryana</i>	Ornamental Pear
LOW	<i>Quercus ilex</i>	Holly Oak
MEDIUM	<i>Sapium sebiferum</i>	Chinese Tallow Tree
LOW	<i>Schinus molle</i>	California Pepper Tree
MEDIUM	<i>Sophora japonica</i>	Pagoda Tree
HIGH	<i>Tilia cordata</i>	Linden
MEDIUM	<i>Umbellularia californica</i>	California Bay

Small Trees (15' – 30')

WATER USAGE

LOW	<i>Acacia baileyana</i>	Bailey Acacia
HIGH	<i>Acer ginnala</i>	Amur Maple
HIGH	<i>Acer palmatum</i>	Japanese Maple
LOW	<i>Albizia julibrissin</i>	Silk Tree
MEDIUM	<i>Arbutus unedo</i>	Strawberry Tree
LOW	<i>Cercis occidentalis</i>	Western Redbud
HIGH	<i>Cornus florida</i>	White Eastern Dogwood
MEDIUM	<i>Crataegus laevigata</i>	English Hawthorn
MEDIUM	<i>Crataegus phaenopyrum</i>	Washington Hawthorn
LOW	<i>Eleagnus angustifolia</i>	Russian Olive
MEDIUM	<i>Eriobotrya deflexa</i>	Bronze Loquat
MEDIUM	<i>Geijera parviflora</i>	Australian Willow
MEDIUM	<i>Koelreuteria paniculata</i>	Goldenrain Tree
LOW	<i>Lagerstroemia indica</i>	Crape Myrtle
HIGH	<i>Ligustrum lucidum</i>	Glossy Privet
HIGH	<i>Magnolia soulangiana</i>	Saucer Magnolia
HIGH	<i>Magnolia stellata</i>	Star Magnolia
HIGH	<i>Malusn spp.</i>	Snow Crabapple
HIGH	<i>Malus floribunda</i>	Flowering Maple
HIGH	<i>Podocarpus gracilior</i>	Fern Pine
HIGH	<i>Prunus serrulata</i>	Flowering Cherry
LOW	<i>Prunus lyonii</i>	Catalina Cherry
MEDIUM	<i>Prunus blieriana</i>	Flowering Plum
MEDIUM	<i>Prunus cerasifera</i>	Purple Leaf Plum
MEDIUM	<i>Prunus caroliniana</i>	Carolina Laurel Cherry
MEDIUM	<i>Pyrus kawakami</i>	Evergreen Pear
LOW	<i>Raphiolepis x</i>	"Majestic Beauty"
LOW	<i>Rhus lancea</i>	African Sumac

Large Shrubs (6' – 15')

WATER USAGE

HIGH	<i>Abelia grandiflora</i>	Glossy Abelia
LOW	<i>Acacia baileyana</i>	Bailey Acacia
HIGH	<i>Aucuba japonica</i>	Japanese Aucuba
LOW	<i>Berberis thunbergii</i>	Barberry
LOW	<i>Callistemon citrinus</i>	Lemon Bottlebrush
HIGH	<i>Camellia japonica</i>	Camellia
LOW	<i>Ceanothus thyrsiflorus</i>	Blue Blossom
HIGH	<i>Cocculus laurifolius</i>	Laurel-leaf Snailseed

HIGH	<i>Cornus stolonifera</i>	Red Twig Dogwood
LOW	<i>Cotoneaster lacteus</i>	Parney Cotoneaster
HIGH	<i>Cyperus papyrus</i>	Umbrella Plant
LOW	<i>Diosma album</i>	White Breath of Heaven
LOW	<i>Diosma pulchrum</i>	Pink Breath of Heaven
LOW	<i>Dodonea viscosa</i>	Hopseed Bush
LOW	<i>Dodonea viscosa</i>	Purple Hopseed Bush
MEDIUM	<i>Escallonia rubra</i>	Escallonia
LOW	<i>Euonymus alata</i>	Burning Bush
MEDIUM	<i>Feijoa sellowiana</i>	Pineapple Guava
MEDIUM	<i>Forsythia intermedia</i>	Golden Bells
MEDIUM	<i>Grevillea "Canberra"</i>	Canberra Grevillea
LOW	<i>Heteromeles arbutifolia</i>	Toyon
HIGH	<i>Ilex altaclarensis</i>	Wilson Holly
HIGH	<i>Ilex aquifolium</i>	San Gabriel Holly
LOW	<i>Lagerstroemia indica</i>	Crape Myrtle
LOW	<i>Laurus nobilis</i>	Grecian Laurel
HIGH	<i>Ligustrum japonicum</i>	Waxleaf Privet
HIGH	<i>Magnolia stellata</i>	Star Magnolia
LOW	<i>Mahonia lomarifolia</i>	Burmese Grape
LOW	<i>Nerium oleander</i>	Oleander "Mrs. Roeding"
LOW	<i>Nerium oleander</i>	Oleander "Little White"
LOW	<i>Nerium oleander</i>	Oleander
MEDIUM	<i>Osmanthus fragrans</i>	Sweet Olive
MEDIUM	<i>Phorium tenax</i>	New Zealand Flax
MEDIUM	<i>Photinia fraseri</i>	Red-lead Photinia
MEDIUM	<i>Photinia serrulata</i>	Chinese Photinia
MEDIUM	<i>Pittosporum crassifolium</i>	ncn
MEDIUM	<i>Pittosporum eugenioides</i>	Tarata
MEDIUM	<i>Pittosporum tobira</i>	Mock Orange
MEDIUM	<i>Pittosporum tenuifolium</i>	Towhiwhi
MEDIUM	<i>Pittosporum undulatum</i>	Victorian Box
MEDIUM	<i>Podocarpus macrophyllus</i>	Yew Pine
MEDIUM	<i>Prunus cistena</i>	Sandcherry
MEDIUM	<i>Prunus caroliniana</i>	Carolina Cherry "Bright n Tight"
MEDIUM	<i>Prunus caroliniana</i>	Carolina Cherry "Com-pacta"
LOW	<i>Pyracantha coccinea</i>	Pyracantha
LOW	<i>Rhamnus alternus</i>	Italian Buckthorn
LOW	<i>Rosmarinus officinalis</i>	Rosemary "Miss Jessop's Upright"
MEDIUM	<i>Syzygium paniculatum</i>	Brush Cherry

Medium Shrubs (3' – 6')

WATER USAGE

HIGH	<i>Abelia grandiflora</i>	Pink Abelia "Sherwoodi"
LOW	<i>Agapanthus orientalis</i>	Lily-of-the-Nile "Alba"
LOW	<i>Arbustus unedo "Compacta"</i>	Dwarf Strawberry Tree
LOW	<i>Berberis thunbergii</i>	Red-leaf Barberry "Atropurpurea"
MEDIUM	<i>Buxus microphylla japonica</i>	Japanese Boxwood
MEDIUM	<i>Chaenoleles japonica</i>	Flowering Quince
HIGH	<i>Choisya ternate</i>	Mexican Orange
LOW	<i>Cistus purpureus</i>	Orchid Rockrose
LOW	<i>Citrus limon</i>	Lemon
LOW	<i>Echium fastuosum</i>	Pride of Madeira
MEDIUM	<i>Escallonia "Fradesii"</i>	Escallonia

MEDIUM	<i>Euonymus alata</i>	Compact Winged Euonymus "Compacta"
HIGH	<i>Gardenia jasminoides</i>	Mystery Gardenia
MEDIUM	<i>Grevilea "Noelii"</i>	ncn
MEDIUM	<i>Hydrangea macrophylla</i>	Bigleaf Hydrangea
HIGH	<i>Ilex crenata</i>	Japanese Holly
LOW	<i>Lavandula angustifolia</i>	English Lavender "Munstead"
LOW	<i>Lavandula stoechas</i>	Spanish Lavender
HIGH	<i>Ligustrum vulgare</i>	Lodense Privet "Lodense"
LOW	<i>Mahonia aquifolium</i>	Oregon Grape
MEDIUM	<i>Myrsine africana</i>	African Boxwood
LOW	<i>Nandina domestica</i>	Dwarf Heavenly Bamboo "Compacta"
LOW	<i>Nandina domestica</i>	Heavenly Bamboo
LOW	<i>Nerium oleander "Petite"</i>	Oleander
MEDIUM	<i>Phormium tenax "Maori Chief"</i>	New Zealand Flax
MEDIUM	<i>Pittosporum tobira</i>	Tobira "Variegata"
HIGH	<i>Polystichum munitum</i>	Sword Fern
HIGH	<i>Potentilla fruticosa</i>	Cinquefoil
HIGH	<i>Prunus glandulosa</i>	Flowering Almond
LOW	<i>Raphiolepis indica</i>	India Hawthorn
HIGH	<i>Rosa californica</i>	Rose
LOW	<i>Rosmarinus officinalis</i>	Rosemary
LOW	<i>Salvia clevelandii</i>	ncn
LOW	<i>Salvia greggii</i>	ncn
LOW	<i>Salvia leucantha</i>	Mexican Bush Sage
MEDIUM	<i>Sarcococca ruscifolia</i>	ncn
MEDIUM	<i>Spirea bumalda</i>	ncn
MEDIUM	<i>Spirea thunbergii</i>	ncn
MEDIUM	<i>Spirea vanhouttei</i>	ncn
MEDIUM	<i>Strelitzia nicolai</i>	Giant Bird of Paradise
MEDIUM	<i>Strelitzia reginae</i>	Bird of Paradise
LOW	<i>Viburnum tinus</i>	ncn "Spring Bouquet"
LOW	<i>Xylosma congestum</i>	Shiny Xylosma "Compacta"

Small Shrubs (under 3')

WATER USAGE

HIGH	<i>Abelia grandiflora</i>	White Abelia "Prostrata"
LOW	<i>Agapanthus orientalis</i>	Dwarf Lily-of-the-Nile "Peter Pan"
HIGH	<i>Azalea indica</i>	Azalea
LOW	<i>Berberis thunbergii</i>	Crimson Pygmy Barberry "Crimson Pygmy"
LOW	<i>Eriogonum fasciculatum</i>	California Buckwheat
HIGH	<i>Gardenia jasminoides</i>	"Little Gem" ncn
HIGH	<i>Iris douglasiana</i>	ncn
MEDIUM	<i>Limonium perezii</i>	Statice
LOW	<i>Mahonia aquifolium</i>	Dwarf Oregon Grape "Compacta"
LOW	<i>Myrtus communis</i>	Dwarf Roman Myrtle "Compacta"
LOW	<i>Nandina domestica</i>	Dwarf Heavenly Bamboo "Harbor Dwarf"
MEDIUM	<i>Phormium tenax</i>	New Zealand Flax "Jack Spratt"
MEDIUM	<i>Pittosporum tobira</i>	"Wheeler's Dwarf" ncn
MEDIUM	<i>Spirea nipponica</i>	ncn
LOW	<i>Teucrium chamaedrys</i>	ncn
LOW	<i>Tulbaghia violacea</i>	Society Garlic "Variegata"

Ground Covers:
WATER USAGE

LOW	Arctostaphylos	"Emerald Carpet" ncn
MEDIUM	Arctotheca calendula	Cape Weed
HIGH	Campanula poscharskyana	
LOW	Cerastium tomentosum	Snow-in-Summer
MEDIUM	Ceratostigma plumbaginoides	
LOW	Cotoneaster apiculatus	
LOW	Cotoneaster horizontalis	Rock Cotoneaster
MEDIUM	Euonymus fortunei	"Minima"
MEDIUM	Euonymus fortunei	
LOW	Festuca californica	
LOW	Festuca ovina	"Glauca"
HIGH	Fregaria chiloensis	Ornamental Strawberry
LOW	Gazania	
MEDIUM	Glechoma hederacea	Ground Ivy
MEDIUM	Hedera helix "Hahnii"	English Ivy
MEDIUM	Hemerocallis sp	Daylily
LOW	Hypericum calycinum	Creeping St. John's Wort
MEDIUM	Lantana montevidensis	Trailing Lantana
HIGH	Liriope muscari	Blue Lily Turf
MEDIUM	Liriope spicata	Creeping Lily Turf
MEDIUM	Lonicera japonica	Hall's Honeysuckle "Halliana"
LOW	Lysimachia nummularia	Moneywort
LOW	Nandina domestica	Dwarf Heavenly Bamboo "Harbor Dwarf"
HIGH	Ophiopogon japonicus	Mondo Grass
MEDIUM	Osteospermum fruticosum	African Daisy
HIGH	Potentilla verna	Spring Cinquefoil
LOW	Rosmarinus officinalis	Rosemary
LOW	Santolina virens	
LOW	Santolina chamaecyparissus	Lavender Cotton
LOW	Thymus citriodorus	
MEDIUM	Trachelospermum asuaticum	Asian Jasmin
MEDIUM	Trachelospermum jasminoides	Star Jasmine
MEDIUM	Verbena	
HIGH	Veronica spicata "Red Fox"	
LOW	Vinca minor "Bowles"	

Vines
WATER USAGE

HIGH	Ficus pumila	Creeping Fig
MEDIUM	Gelsemium sempervirens	Carolina Jessamine
MEDIUM	Hardenbergia violacea	
MEDIUM	Jasminum polyanthum	Pink Jasmine
MEDIUM	Lonicera japonica	Purple Honeysuckle "Purpurea"
MEDIUM	Lonicera japonica	Hall's Honeysuckle "Halliana"
MEDIUM	Mandevilla laxa	Chilean Jasmine
MEDIUM	Parthenocissus tricuspidata	Boston Ivy
MEDIUM	Parthenocissus quinquefolia	Virginia Creeper
MEDIUM	Passiflora pfordtii	Blue Crown Passion Flower
MEDIUM	Rosa banksiae	Bank's White Rose "Alba Plena"
MEDIUM	Rosa banksiae "Lutea"	Bank's Yellow Rose
MEDIUM	Trachelospermum jasminoides	Star Jasmine
MEDIUM	Wisteria sinensis "Blue"	Chinese Wisteria

Ornamental Grasses
WATER USAGE

MEDIUM	Acorus	Sweet Flag
MEDIUM	Arrhenatherum elatius bulbosum	Rattlesnake Grass
LOW	Festuca amethystine "April Green"	
LOW	Festuca ovina "Glaucua"	
MEDIUM	Helictotrichon sempervirens	Blue Oat Grass
LOW	Imperata cylindrical rubra	Japanese Blood Grass
MEDIUM	Miscanthus sinensis	Eulalia
MEDIUM	Muelenbeckia rigens	Deer Grass
MEDIUM	Pennisetum setaceum	Purple-leafed Fountain Grass
MEDIUM	Stipa pulchra	Purple Needlegrass

C. Setbacks

1. Definitions:

- a. Street Setbacks: The amount of yard that must be dedicated to landscaping from back of curb. Up to 50% of the minimum setback may be within the City right-of-way.
- b. Side and Rear Yard Setbacks: The amount of yard that must be dedicated to landscaping.
- c. Attached or detached sidewalks or walkways, plazas, patios, curbs, landscape walls, signage and graphics, and landscaping may be installed within setback areas. Overhangs of up to three feet may be included in setback areas.
- d. Street Right-of-Way: In order to accommodate the meanderings or detached sidewalks, parking lots or buildings abutting public street frontages shall have a minimum 25-foot wide setback from back of curb. The areas shall be landscaped with a combination of trees, shrubs and groundcover from the approved Plant List in Section V.B.3. The height of shrubbery shall not exceed 30 inches.
- e. Front Setback Area: Special landscaping walls, signage, and graphics features shall be employed to enhance and designate the main frontage the PUD along Bruceville Road. A minimum 25-foot wide landscape setback from back of curb shall be provided on Bruceville Road and Consumnes River College Blvd.
- f. Side Yard Setback: The property line at the edge of the PUD shall have a minimum landscape setback of 15'. Those areas facing the freeway shall be landscaped with a combination of trees, shrubs and groundcover from the approved Plant List shown in Table 2. The height of the shrubbery shall not exceed 30 inches.
- g. Rear Setback Areas: The setback areas along the south property lines shall accommodate a minimum 15-foot landscaped area. The areas shall be landscaped with predominately evergreen trees, shrubs and groundcover. This landscape setback may be within the proposed light rail easement.
- h. Internal property lines within the PUD have no setback requirements or landscaping regulations.

D. Circulation:

1. Pedestrian Circulation: Walkways shall be designated to link all buildings within the PUD. These walkways must provide connections to street access, bus stops, parking areas, adjacent structures and abutting properties. Walkways shall be designed with pedestrian health and safety in mind. Walkways shall be landscaped to provide shade in the summer and shall be constructed to visibly and physically delineate the walkway from other roads or vehicular access. Lighting, scaled to the needs of the pedestrian, shall be provided for safety and aesthetics.
2. Connection: Walkways and related facilities shall be connected to the City's pedestrian/bicycle circulation system. Connection shall be designed and constructed to the satisfaction of the City Engineer.
3. Truck Circulation: Truck loading areas for major tenants over 20,000 s.f. shall be located to the rear or sides of the buildings. Small tenants and buildings are not required to have separate loading facilities and may be served from the front of their building.
4. Accessible Entrance: Safe and convenient access to the site and to all building entrances shall be provided in accordance with the American with Disabilities Act. Access points shall have minimal grade changes, curb cuts, ramps and railings integrated into the overall design in accordance with accessibility regulations.

E. Parking Standards:

1. Use Requirements:

- a. The overall parking requirement for all commercial uses within the College Square PUD is one space per 250 square feet of net building area. Reciprocal parking shall allow compliance based on the entire PUD requirement rather than on a parcel-by-parcel basis.
- b. Multi family residential uses shall be provided one parking space per unit. Senior independent living 3 spaces for every 4 units, assisted living one space per 4 units, and skilled nursing shall be provided one space per 10 units per bed.
- c. Additional parking for Garden Center and other outdoor promotional sales areas is not required.

2. Location of Parking

- a. Transportation Systems Management: Carpool, vanpool and bicycle parking spaces shall be located near the building entrances
- b. Accessible Parking: Accessible parking spaces shall be located closest to the employee and customer entrances to the building. Accessible parking spaces shall be distributed across the site on a prorata basis for the entire center rather than on a parcel by parcel basis.
- c. Bicycle Parking: Bicycle racks and enclosures/lockers for public use shall be located within public view, out of the way of pedestrian movement, and within site of building entries. Bicycle enclosures/lockers for employee use may be located in employee areas outside of public view. The number and type of bike racks and enclosures required shall be as specified in the City Zoning Ordinance unless otherwise specified in a PUD Transportation System Management (TSM) plan.

- d. Reciprocal Parking: To eliminate the need for entitlement(s) to allow reciprocal parking, reciprocal parking between adjacent parcels within the PUD shall be allowed, provided that appropriate access agreements are recorded and that minimum parking is provided for all uses.
3. Parking Lot Construction Requirements:
 - a. Stall dimensions and maneuvering areas shall correspond to the standards provided in the City Zoning Ordinance. The use of individual prefabricated wheel stops is discouraged.
 - b. A maximum of 40 percent of all vehicle-parking spaces may be compact spaces.
 - c. Curbs, drives and parking surfaces shall be constructed in accordance with current City Standards.
 - d. Textures: Driveway entrances and walkways shall be identified by asphalt or stamped and/or colored asphalt or concrete, brick or tile pavers, exposed aggregate or other similar material.

F. Exterior Lighting:

1. Exterior Lighting is to be designed in a coordinated manner that enhances the quality image of this project, provides safety and security for all users in the project and is compatible with surrounding development.
2. Illumination of tenant signage must be coordinated and consistent. Neon lighting may be used and must be compatible with other lighting in the project. Exterior illumination should be color-corrected, warm-white in tone. Differing types of illumination must be designed to be compatible.
3. Parking lots lighting shall be metal halide light source.
4. Parking lot pole heights shall not exceed 20' feet.
5. Throughout the project area, sodium vapor lighting is discouraged.
6. Soffit or wall-mounted down lights at building entrances are preferred (same light source).
7. Service doors, metal boxes, aboveground transformers and other utilities should not be highlighted with lighting.
8. All exterior lighting must be shielded to prevent off-site glare.
9. No security light fixtures shall be mounted above wall fascia or on roof of building.
10. Security lighting for man-doors shall use wall-mounted down lighting fixtures and not "Walpak" type fixtures, except in screened service areas. "Walpak" type security lighting fixtures are permitted only behind screen walls or opaque landscaping in loading and service areas.

11. Lighting design shall be such as not to produce hazardous glare to motorists, building occupants, residents of adjacent areas, or the general public.
12. No roof-top lighting, including searchlights, illuminating advertisements, or balloons shall be permitted except in the case of security lights if deemed necessary and installed so as to not be intrusive to neighboring property owners and motorists.
13. Site walls may be ground illuminated.
14. Covered accent lighting will be allowed.

G. Performance Standards:

1. Purpose and Intent: It is the intent of these Guidelines to prevent any use in the PUD which may create dangerous, injurious, noxious or otherwise objectionable conditions.
2. Nuisances: No nuisance shall be permitted to exist in the PUD. The term "nuisance" shall include, but not be limited to, any use which:
 - a. Emits dust, sweepings, dirt, fumes, odors, gases, or other substances into the atmosphere that may adversely affect the health, safety, or welfare of persons working within the PUD or residing in adjacent neighborhoods.
 - b. Discharges of noxious liquids or solid wastes or other harmful matter into any stream, river, or other body of water which may adversely affect the health, safety, or welfare of persons working within the PUD or residing in adjacent neighborhoods.
 - c. Exceeds permissible noise levels as established by the City's Noise Ordinance.
 - d. Stores hazardous or toxic materials on-site unless in compliance with all applicable governmental regulations.
3. Public Safety: To protect and enhance the public safety, the following measures shall be implemented:
 - a. A minimum lighting level of 1.5 foot candles as measured at the parking lot surface shall be maintained from one hour before dark until one hour after dark. A higher level of lighting is also allowed.
 - b. Individual businesses in the PUD shall have well lit, clearly visible, and well defined addresses.

- c. A PUD Management Plan which details security measures shall be submitted for the review and approval of the City Planning Director and City Police Department at least two weeks before the issuance of any occupancy permits.
- d. Should unauthorized after-hours use of the PUD parking lot become a problem following completion and operation of the PUD, the Owner(s) of the PUD and the City Police Department shall meet to develop and implement additional security measures and modifications to the Security Management Plan. If the security measures and modifications fail to reduce the problems arising from the unauthorized use after a reasonable period of time had elapsed, then the Police Department may require the Owner to close the parking areas with gates during after-hours periods to prevent unusual levels of criminal activity or loitering from taking place at the PUD. Before installation of the gate, the design and location of the gates shall be reviewed and approved by the City Planning Division, the City Traffic Engineer, and the Police Department. IF no agreement can be reached on additional security measures or gates for the parking area, the Owner(s) of the PUD may appeal the matter to the City Planning Commission for a determination. The decision of the Planning Commission may be appealed to the City Council for final determination.
- e. All parcels shall be posted with signs indicating "No Skateboards," "No Scooters," "No Rollerblades or Skates," and "No Loitering" and prohibit other such interests and unsafe conditions.

SECTION VI. BUILDING STANDARDS

Purpose and Intent

The purpose of the following architectural design guidelines is to foster an orderly and aesthetically pleasing development of high quality architecture that provides for diversity within a consistent architectural vocabulary.

The PUD is divided into three general themed areas.

- The first area (A) north of West Stockton Blvd. contains primarily neighborhood serving retail uses and backs directly onto Consumnes River College Boulevard.
- The second area (B) south of West Stockton Blvd. contains more local servicing uses and is oriented more towards the transit patrons and West Stockton Boulevard.
- The third area south of West Stockton Boulevard, eastern quadrant, contains more multi-family dwelling uses.
- The three areas may differ in material, articulation, and theme.

Buildings in each area shall be designed to convey an image of consistency and quality. Natural materials may be used to create an environment that promotes a sense of establishment and permanence. No attempt should be made to establish a thematic that tries to literally reproduce a historic architectural style, i.e. Spanish, Western, etc.

A. Architectural Design:

The PUD shall have multiple architectural building themes. The intent of the design is to establish thematic intent and diversity within the PUD allowing for and achieving design diversity between each group of buildings. Consistent use of themes, materials, colors, and the building orientations shall be applied to the circulation systems within the PUD. The design of the PUD shall be compatible with the nearby and adjacent land uses and visually interesting from the surface streets. All building entries shall be well defined and may provide employee access through rear entrances.

B. Building Setbacks:

In order to promote the opportunity for an active street scheme and enrich the pedestrian experience, building setbacks shall be the same as the landscape setbacks listed elsewhere in these guidelines with the following exceptions.

Buildings adjacent to residential uses shall have a minimum setback of 50'-0". Any setbacks not identified above shall be as required by the City Zoning Ordinance or as approved by the City Planning Director. Setbacks along the public right-of-way shall be varied to avoid monotony of the streetscape.

C. Building Height:

For major tenants and inline shop buildings, the maximum height shall be 45 feet, which includes architectural details, such as tenant entries and towers. For pad buildings, the maximum height shall be 35 feet, with architectural details, such as tenant entries and towers, not to exceed 35 feet in height. Office buildings may not exceed 45 feet in height provided that if residential uses are included in any office structure, the maximum height may be increased to 65 feet. Residential

structures may be no more than three floors except for residential care facilities immediately adjacent to the Rapid Transit Park & Ride which may be up to five floors in height.

D. Exterior Building Materials:

1. Finished building materials shall be applied to all sides of the building, including trash enclosures and mechanical and communications equipment screens.
2. Consistent building materials, architectural style, textures, colors, roof treatment and landscaping shall be utilized on all sides of buildings visible from roadways, adjacent properties or the general public.
3. All screening materials for HVAC, SMUD boxes, and other mechanical and/or communications equipment shall be compatible with the exterior building materials.
4. Stone or masonry columns should be used to support covered promenades, trellises and tenant entries.
5. A consistent cornice treatment should be used to articulate the top of the buildings throughout each of the themed areas.
6. Parapets heights shall be high enough to screen roof-mounted equipment from finish grade at roadways immediately adjacent to the site. Changes in parapet height shall be used to enhance tenant entries, provide tenant individualization, and articulate building elements (i.e., parapets and corners).
7. Building materials may consist of tilt up concrete, masonry, stone, cement plaster, metal, or other surface materials. Roof canopies and exposed roofing may be tile, metal, glass or Kalwall glazing. Roofing material and color should be consistent throughout each of the themed areas. Awnings may be either metal, glass, canvas, or other material approved by the Architectural Revision Committee.
8. Tenant entry facades should contain the primary tenant identification signs. The length, width, and height of the facade should accommodate a hierarchy of retailers to reflect the promotional value of each tenant.
9. Towers may be developed either in conjunction with tenant entries or as freestanding thematic elements. Any tower should be accented with lighting.
10. Exposed unpainted concrete block is not acceptable for exposed exterior surfaces other than in concealed service areas. However, the intent is not to preclude such concrete block construction as split face block, combed face block, texture block, slump stone or other similar materials.

E. Colors:

1. All colors shall be interesting and varied, but harmonious and compatible with the colors of other buildings in the PUD. The color scheme shall be subject to review and approval by the Committee.
2. Variations in color or multiple colors shall be appropriate with an overall, planned, and attractive palette of colors. Building colors shall be diverse with contrast of color value, tone and hue. The use of primary colors, bright colors and glossy colors may be used as accents or main building colors. Contrasting materials, patterns, textures, and color are encouraged to create interest, focus, unity and compatibility for building face accent areas or features.

F. Pad Buildings

Pad buildings should contain diverse elements within the themed area where it is located. Due to the wide variety of individual tenant requirements and the "accent" nature of these buildings, the "Committee" shall liberally interpret their compliance with these guidelines.

G. Roof Projections and Design:

All air conditioning units, ventilating equipment, other mechanical equipment and communications equipment shall be completely screened or enclosed with materials compatible with the materials and colors of the exterior building finish.

H. Energy Conservation Standards:

1. Purpose and Intent: The purpose of these standards is to set forth cost-effective energy saving measures, which shall be incorporated into building design.
2. Buildings shall be designed to meet current State and Federal energy conservation requirements at the time of construction.
3. Landscaping shall be designed to shade structures, walks, streets, drives and parking areas so as to minimize surface heat gain.
4. Site design shall consider thermal and glare impacts of construction materials on adjacent structures, walkways, streets, drives, parking areas and vegetation.
5. Outdoor lighting shall provide the minimum level of site lighting commensurately with site security. A minimum of 1.5-foot candles as measured at the parking lot surface shall be maintained from one hour before dark until one hour after dark. A minimum of .25 foot candles shall be maintained along all alcoves and walkways.
6. Periodic energy-use audits shall be conducted by SMUD to identify wasteful consumption practices and opportunities for energy conservation.

I. Temporary Structures:

Temporary structures permitted include those related to the construction of a permanent building. Such structures may be placed on-site at the start of project construction but shall be removed at completion of construction of the permanent structures. Examples of such structures are trailers, mobile homes and other structures not affixed to the ground. Such structures shall be inconspicuous as possible and shall cause no inconvenience to the general public.

J. Loading Areas:

1. Truck loading dock(s) shall be an integral part of commercial structures. Loading areas oriented to any public right-of-way or adjacent to residentially zoned or utilized properties shall be screened at ground level adjacent to the loading area. Screening from varied roadways and bridges shall not be required. The facilities shall not create a nuisance and shall be located in the most inconspicuous manner possible.
2. The site plan must provide adequate on-site space for service and delivery vehicles. Landscaped islands, curbs, and signs shall be used to clearly distinguish parking from loading and delivery areas and driving lanes.

K. Outside Storage:

1. Open-air storage of materials, supplies, equipment, mobile equipment, finished or semi-finished products or other articles are discouraged. All exterior storage areas shall be screened from view with landscaping and/or walls consisting with the architecture of the building.
2. No outside storage of overnight delivery trucks or fleet vehicles shall be permitted.

L. Trash Enclosures/Recycling Facilities/Trash Receptacles:

1. ~~1.~~ Trash enclosures and/or recycling facilities shall be located away from adjacent residential areas and in the most inconspicuous manner possible so as not to create a nuisance.
2. Outside garbage and recycling facilities shall not be located within any required landscaped setback area.
3. Outside garbage and recycling facilities shall be concealed by a minimum 6-foot high screening wall constructed of materials similar to and compatible with the building(s) it serves. Landscaping (shrubs and/or vines) shall be placed along the screening walls to soften the presence of the facilities. Trees shall be provided to screen the overview of trash and garbage from the upper floors of adjacent or nearby buildings.
4. Outside garbage and recycling facilities shall have decorative, solid heavy gauge metal gates and cane bolts to secure the gates when in the open or closed position.
5. Construction and design of garbage/recycling facilities shall meet all City standards.
6. Outside trash receptacles shall not be located in any required setback area and shall be designed to match the color, design, and materials of the shopping center buildings.
7. Trash enclosures shall be designed to allow walk-in access by tenants without the need to open the main enclosure gates.

M. Garden Center

Garden Center enclosures should be integrated into the architectural vocabulary of the particular themed area. Fencing and/or greenhouses should be provided with a colonnade to watch the building. Fencing may be a combination of solid wall, or ornamental metal. Vinyl coated chain link fencing shall be limited to enclosing the city mitigation pond for the mitigation agreement with the Department of the Interior. Indoor plant enclosures or covered canopies shall be compatible with the building it serves.

N. Utility Connections, Mechanical Equipment and Communications Equipment:

1. Placement of mechanical and communications equipment, utility meters, and storage tanks shall be located within the building whenever possible.
2. If such equipment cannot be located within a building, visual barriers such as walls or landscaping shall be used.
3. Equipment shall not be located adjacent to residential areas or within any required landscaped setback area.
4. Equipment shall be located so as not to cause nuisance or discomfort from noise, fumes, odors, etc., unless prohibited by utility companies.
5. All new utility lines shall be underground.

6. Penthouse and equipment screenings shall be of a design and material harmonious with the related buildings.
7. The design of visual barriers will be subject to review and approval by the City Police Department prior to construction.

Q. Walkways:

1. General: Walkways will be located throughout the PUD as shown in the approved Schematic Plan for the project.
2. Materials: Walkway materials shall be compatible with the buildings in the PUD. Surfaces shall have a non-skid finish. Layout and design shall provide maximum comfort and safety to pedestrians.
3. Connections: Walkway patterns shall have an obvious relationship to the buildings. Frequent, convenient, and covered walkway connections shall be provided along building frontages and, when feasible, between adjacent buildings, public sidewalks, and bus turnouts.
4. Lighting: Walkways shall be well lit to provide safety and convenience to pedestrians.

SECTION VII. SIGN CRITERIA AND REGULATIONS

A. Purpose: The purpose of this section is to aid in eliminating excessive and confusing signage, preserve and enhance the appearance of the PUD, safeguard property values, and encourage signage design which is integrated and harmonious with the building it serves.

B. General Requirements:

1. All signage proposals shall be subject to the issuance of City Sign Permit prior to their construction or establishment.
2. Written City approval of signage design (including content, materials, colors and size) and location shall be submitted with all Sign Permit applications.
3. The tenant or owner shall maintain all signage. Any needed sign maintenance and/or repair shall be completed within 15 days of initial damage or malfunction or be subject to City Code Enforcement.
4. Any aspect or feature not covered within these Guidelines shall be governed by the City's Sign Ordinance.

C. Construction Requirements:

1. All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
2. No exposed conduit, tubing, or raceways will be permitted.
3. All conductors, transformers and other equipment shall be concealed.
4. All signs, fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass or bronze; no black iron of any type will be permitted.

5. All exterior letters or signs exposed to the weather shall be mounted at least three fourths of an inch (3/4") from the building to permit proper dirt and water drainage.
6. The location of all openings for conduit and sleeves in sign panels on the building shall be indicated by the sign contractor on drawings submitted to the City. Installation shall be in accordance with the approved drawings.
7. No sign makers' label or other identifications will be permitted on the exposed surface of the signs, except those required by local ordinances which shall be located inconspicuously.

D. Special Signage:

1. **Building Access:** Each occupant who has a non-consumer door for receiving merchandise must apply on said door, in a location as directed by the City, two-inch high block letters, indicating the occupants name and address. When more than one occupant used the same door, each name and address shall be applied. Address numbers shall be provided and installed in the exact locations as stipulated by the U.S. Post Office. Color and design shall be approved by the City.
2. **Door Lettering:** Signage indicating the tenant name or logo, business hours, and emergency telephone numbers is permitted on the primary entrance. Such lettering shall not cover more than four (4) square feet of the entire door. Color and design shall be compatible with the architectural detailing and approved by the City.
3. **Window Lettering:** Signage indicating the tenant name or logo, business hours, and emergency telephone numbers is permitted on the exterior window(s). Such signage shall not cover more than eight (8) square feet of the windows. Color and design shall be compatible with the architectural detailing and approved by the City.
4. **Floor Signs:** Floor signs, such as insets into terrazzo, special tile treatment, etc. may be permitted within the occupant's lease line or property line if approved by the City.
5. **Directional Signs:** Directional signs, including traffic flow information relating to the pedestrians and vehicles within the PUD, shall conform to the standards of the City's Sign Ordinance and be approved by the City. The signage design and materials shall be compatible with the building architecture.
6. **Construction Sign"** One sign denoting the name of the project, future tenants, the marketing agent, the contractor, architect and engineer shall be permitted on the site during construction.
7. **Marketing Signs:** A sign advertising the sale or lease of tenant space in the PUD may be permitted, but shall not exceed a maximum area of 32 square feet.

E. Sign Criteria

1. **Freestanding Pylon Sign**

The freestanding pylon sign shall be designed to complement the forms and materials of the major/minor tenant entry elements. Tenant sign bands shall contain name of tenants in the font style and color of each tenant, sign panel color shall be consistent for all tenants. No electronic messages or animation. Double sided.

Location: Along Highway 99 and West Stockton Blvd. Frontage

Quantity: 1

Lighting:	Projection lit from ground, project name and tenant names are internally illuminated.
Overall Sign Panel Height:	25' (frame) maximum excluding architectural embellishments.
Overall Sign Panel Width:	12' (frame) maximum excluding architectural Embellishments
Maximum Area:	200 s.f. each side (double face)

Artistic, architectural, or graphic embellishments may exceed the maximum sign panel width or height by a maximum of 20%.

2. Multi-Tenant Monument Signs

The monument signs shall be designed to complement the forms and materials of the major/minor tenant entry elements.

Locations:	At driveway entrances and intersection of Bruceville Road and West Stockton Blvd
Quantity:	1 at each driveway and one at the corner of Bruceville and West Stockton Blvd
Lighting:	Projection lit from ground with internal illumination.
Overall Sign Panel Height:	Maximum 12 feet (sign panel) excluding architectural embellishments
Overall Sign Panel Width:	Maximum 12 feet (sign panel) excluding architectural embellishments
Maximum Area:	150 s.f. each side (Signage face)

Artistic or architectural embellishments may exceed the maximum sign panel width or height up to 20%.

3. Project Monument Sign

The monument signs shall be designed to complement the forms and materials of the major/minor tenant entry elements.

Location:	One at the intersection of Cosumnes River Blvd. and Bruceville Road.
Lighting:	Projection lit from ground with internal illumination.
Overall Sign Panel Height:	Maximum 20 feet (sign panel) excluding architectural embellishments
Overall Sign Panel Width:	Maximum 15 feet (sign panel) excluding architectural embellishments
Maximum Area:	250 s.f. each side (Signage face)

Artistic or architectural embellishments may exceed the maximum sign panel width or height up to 20%.

4. Major Tenants Over 5000 s.f.

The major tenant signs shall be internally illuminated with dimensional letters and/or logo. Signs may be mounted directly to the building façade or to a freestanding metal framework or canopy in front of the tenant entrance.

Location:	Major tenant entries along Retail Frontages
Quantity:	1 per building face; 1 each per tenant

Lighting:	Internally illuminated or halo illumination
Letters:	Dimensional letters and/or logo
Maximum Height:	7' maximum height letters/logo. (Tenants over 15,000 s.f.) 5' maximum height letters/logo. (Tenants under 15,000 s.f.)
Sign Area:	3 square feet of sign area for each foot of building occupancy frontage. 300 square feet maximum aggregate area.
Secondary Signs:	Secondary signage advertising tenant services is allowed, but cannot exceed the overall allowable aggregate area.

5. Inline Shop Tenants

The shop tenant signage shall be internally illuminated dimensional letters and/or logo. Signs/logos may be mounted directly to the building façade or to a freestanding metal framework or canopy in front of the tenant's entrance.

Location:	Shop tenants along Retail Frontages under 5 000 sq ft.
Quantity:	2 each per tenant, 1 per facade, 3 signs in corner location
Lighting:	Internally illuminated
Sign Area:	1.5' maximum height letters/logo, length not to exceed 75% of lease width maximum, with an aggregate area not to exceed 1.5 square feet of each foot of building frontage. 300 square feet maximum aggregate area.

5. Pad Buildings

The pad buildings shall have internally illuminated dimensional letters and/or logo. Signs may be mounted directly to the building facade or to a freestanding metal framework or canopy in front of tenant's entrance.

Location:	Satellite pad buildings
Lighting:	Internally illuminated
Single Tenant Sign Area:	3' maximum height letters/logo, length not to exceed 80% of lease width maximum, with an aggregate area not to exceed 3 square feet of each foot of building frontage. 300 square feet maximum aggregate area.
Quantity:	4 maximum (1 per side)
Multi-Tenant Sign Area:	3' maximum height letters/logo, length not to exceed 80% of lease width maximum, with an aggregate area not to exceed 3 square feet of each foot of building frontage. 300 square feet maximum aggregate area.
Quantity:	1 per tenant façade. 300 square feet maximum aggregate area

6. Gas Station Pad

The gas station shall be an internally illuminated sign with dimensional letters and/or logo. Signs may be mounted directly to building or canopy façade.

Location:	Gas station pad building façade, car wash façade, and fuel canopy façade
Lighting:	Internally illuminated and legally required pricing signage
Building Sign Area:	3' maximum height letters/logo
Quantity:	4' maximum (1 per building façade)
Canopy Signs:	3' maximum height letters/logo
Canopy Signage Quantity:	1 per canopy façade. Canopy and building signage not to exceed 24 square feet per sign.

7. Gas Station Pad Monument

The gas station pad monument sign shall be designed to compliment the forms and the materials of major tenant entry elements and other monument signs within the PUD.

Location:	Set in landscaping in front of satellite pad
Lighting:	Internally illuminated
Overall Height:	8' maximum excluding architectural embellishments
Overall Width:	8' maximum excluding architectural embellishments
Maximum Sign:	48 square feet maximum area per sign face
Quantity:	1 per tenant

8. Banners

Graphic banners may be incorporate to reinforce a unique sense of place and vehicular and pedestrian circulation routes. They may be constructed of canvas, nylon, metal, or other materials, and verbiage shall conform to city sign ordinance.

Location:	Parking lot, driveway, or pedestrian light poles or building facades.
Lighting:	Direct
Overall Height:	8'-0" maximum
Overall Width	4'-0" maximum
Area:	24 square feet maximum

9. Office Building Signage

Office buildings shall be permitted up to two signs per building façade with no tenant having more than one sign per façade. Signage shall be internally lighted with a maximum height of 24". No tenant may have more than 50 sq. ft of signage per façade.

10. Residential Project Signage

Residential sign verbiage shall conform to city sign ordinance and be architecturally compatible in adjacent buildings.

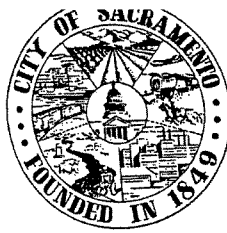
SECTION VIII. ISSUANCE OF BUILDING PERMITS

No building permit shall be issued for any building, sign structure, or other land use in the PUD until the Planning Director has received the building permit application and has determined that said application conforms to a valid Special Permit issued for the PUD under this section.

SECTION IX. BUILDING OCCUPANCY

No building or structure within the PUD can be occupied until the Planning Director has determined that the applicant has complied with all conditions of the Special Permit.

Appendix B
Notice of Preparation (NOP)/Initial Study



PLANNING & BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

ENVIRONMENTAL
PLANNING
SERVICES
916-264-1909
FAX 916-264-5328

DATE: December 17, 2002

TO: Interested Persons

FROM: Brad Shirhall, Associate Planner
Planning and Building Department

SUBJECT: **NOTICE OF PREPARATION (NOP) FOR AN ENVIRONMENTAL IMPACT REPORT FOR THE COLLEGE SQUARE PLANNED UNIT DEVELOPMENT (APPLICATION NUMBER P00-147)**

PUBLIC REVIEW PERIOD: The CEQA mandated 30-day response period for this NOP has been extended to 45 days (December 17, 2002 to January 30, 2003) in light of the document's release during the holiday period.

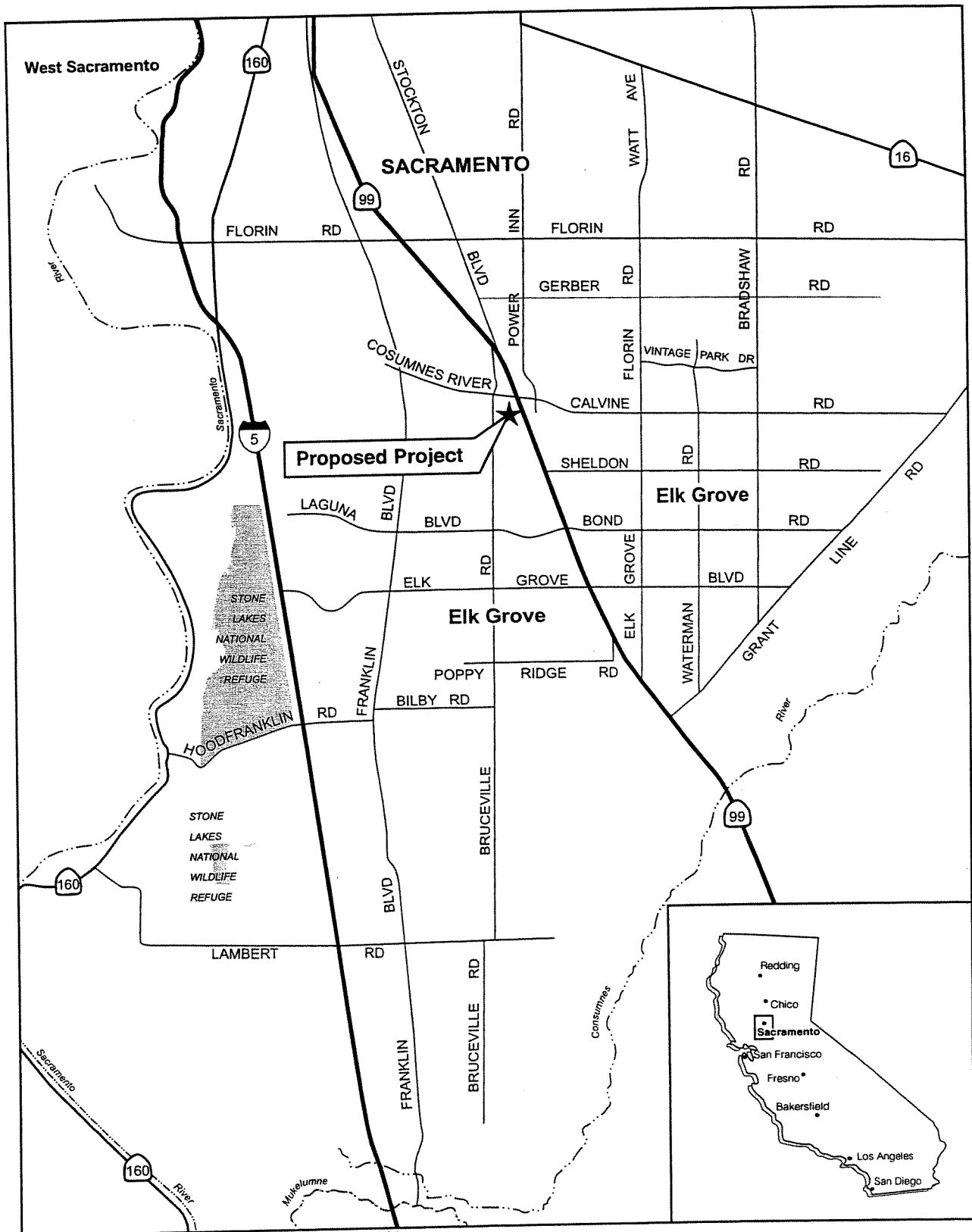
Introduction

The City of Sacramento Planning and Building Department will be the lead agency for the preparation of an Program Environmental Impact Report (EIR) for the proposed College Square Planned Unit Development (PUD) in the southern part of the City of Sacramento. Section 15082 of the California Environmental Quality Act (CEQA) states that after the decision to prepare an EIR has been made, the lead agency must prepare an NOP to inform all responsible agencies of that decision. The purpose of the NOP is to provide responsible agencies and interested persons with information on the proposed project and its potential environmental impacts that is sufficient to enable agencies and the public to make a meaningful response regarding the scope and content of the EIR.

The decision to prepare an EIR for the College Square PUD is based on the findings of an Initial Study prepared for the proposed project by the City of Sacramento. The Initial Study indicates that the proposed project could result in potentially significant environmental effects. A copy of the Initial Study is available upon request (see the last page of this NOP for further information).

Project Location

The project site is located within the southern part of the City of Sacramento (within the South Sacramento Community Plan area) as shown in Exhibits 1 and 2. The site consists of 63 gross acres of vacant land at the southeast corner of Cosumnes River Boulevard and Bruceville Road, and is identified as Assessor's Parcel

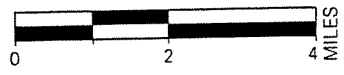


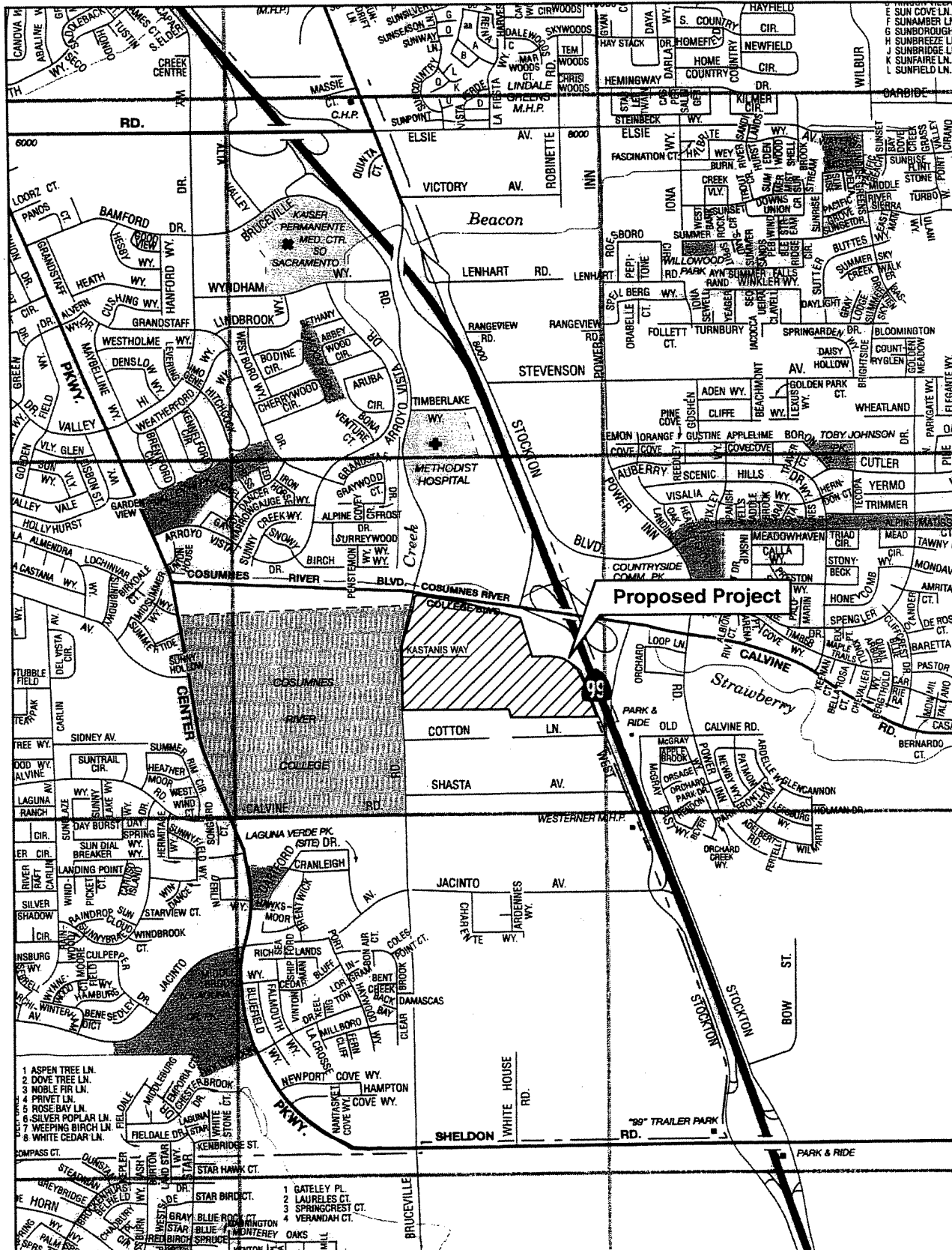
Source: California, Thomas Brothers Guide 2001

EXHIBIT 1

Regional Setting

College Square PUD
11157.01 3/02

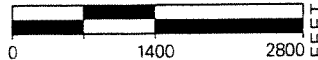




Source: California State Automobile Association, Greater Sacramento Southern Area 1997

Local Setting

College Square PUD
1T157.01 3/02



EDAW

Numbers: 117-0182-001, 003, 019, 020, 021, 024, 025, 028, 029, and 030, and 117-0184-001 and 002. Existing adjacent uses include vacant land, senior housing, and a residential tract to the north; vacant land and residential development to the south; State Route (SR 99) and an associated mitigation area (wetland) to the east; and Cosumnes River College to the west.

Project Description

The College Square project (proposed project) is a 63 gross acre mixed use residential, commercial and office project proposed at the southeast corner of Cosumnes River Boulevard and Bruceville Road in the South Sacramento Community Plan area of the City of Sacramento. The project would include a total of 724 multifamily residential units and 270,256 square feet of commercial, retail, and office uses on 53 net acres, with the balance of the project in major streets and drainage facilities (Exhibit 3). The project would include the following primary components:

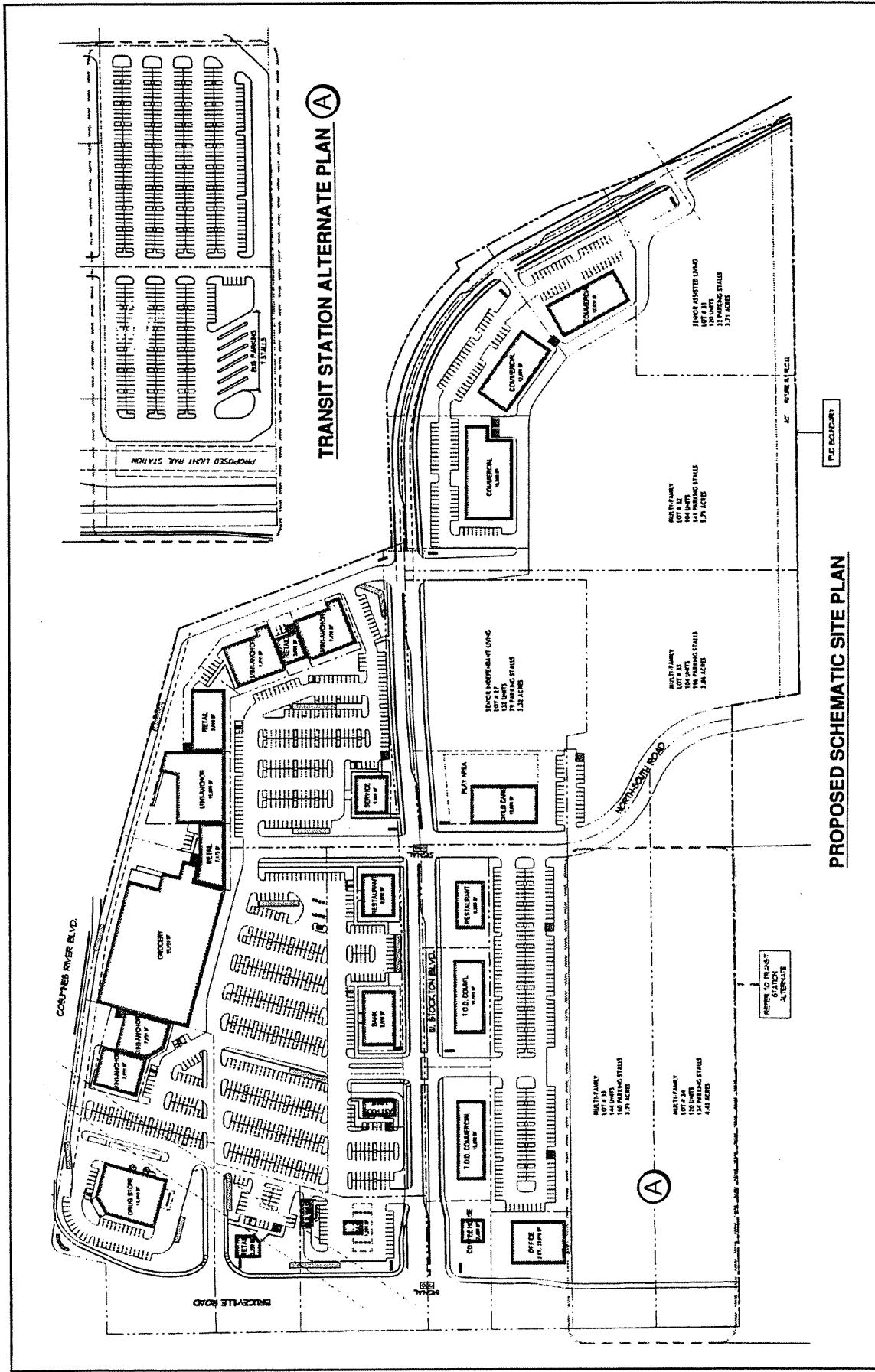
1. **Residential:** The residential component would be comprised of 724 senior and multifamily residential units located on 22 net acres. These units would include 132 senior independent units, 120 senior assisted-living units, and 472 conventional multifamily units. Approximately 26 apartment buildings along with ancillary buildings would be constructed. These buildings would range from one to two stories. The residential component would generate approximately 1,210 on-site residents.
2. **Commercial:** The commercial component would be comprised of 270,256 square feet of commercial uses on 31 net acres. This commercial space would include: approximately 157,500 square feet of local neighborhood retail center uses (i.e., coffee house, pharmacy, restaurants, gas station, car wash, retail, etc.) on 20 net acres; approximately 42,000 square feet of community commercial uses located on 4 net acres; and approximately 70,756 square feet of office; child care and retail uses located on 7 net acres. Approximately 27 commercial buildings (some attached) would be constructed. These buildings would range up to 45 feet in height. The commercial component would generate approximately 890 on-site employees.

The project would also include extension of West Stockton Boulevard through the project site to Bruceville Road, and would increase the width of Bruceville Road along the project site's western frontage. The project would be located on vacant property designated for urban uses and surrounded by existing urban uses, and would represent infill development within the South Sacramento Community Plan area.

Light Rail Alignment

The City's General Plan identifies, as a potential future track alignment for a south Sacramento light rail line, a future track segment located along the south side of Cosumnes River Boulevard between Bruceville Road and SR 99 in the northern portion of the project site. Further consideration of this alignment by the Sacramento Regional Transit District (RT) has been abandoned in favor of routing the tracks south down Bruceville Road, and turning east (south of the College Square project site), before crossing SR 99. As part of its South Sacramento Phase 2 Corridor Project study, RT will determine whether to route this Bruceville Road track alignment on the west side, the east side, or down the center median of Bruceville Road.

For purposes of cumulative "future year" analyses, the College Square EIR will assume only the west-side alignment of light rail transit along Bruceville Road. Discussions with RT and the City's participation in RT's planning process suggest that this is the more likely rail alignment of the three possible choices.



Source: Borges 10/31/02

PUD Schematic Site Plan

College Square PUD
11/15/01 10/02



Project Objectives

It is the applicant's intent that the proposed project provide the following benefits to the community:

1. Provide housing opportunities for residents of the City of Sacramento, especially seniors and lower-income residents;
2. Provide transit-oriented development (TOD) adjacent to light rail facilities currently being planned in the area by RT in order to reduce regional traffic congestion and increase utilization of the planned light rail facilities;
3. Provide services catering to students and faculty at Cosumnes River College; and
4. Provide a mix of on-site residential, commercial and office uses which compliment one another to reduce the traffic that would otherwise be generated by more traditional residential and commercial uses.

Required Entitlements

The land use entitlements being sought under the proposed project include the following:

- General Plan Amendment from Medium-Density Residential (16-29 du/ac) to Community/Neighborhood Commercial and Office, Medium Density Residential (16-29 du/ac), and High Density Residential (30+ du/ac).
- Community Plan Amendment from Special Planning District to Residential (11-29 du/ac), Residential (29+ du/ac), and General Commercial.
- Rezoning from HC-R, C-1, OB, and R-2B-R to SC-PUD.
- Adoption of College Square PUD Guidelines.
- Adoption of College Square Schematic Plan (Exhibit 3).
- Approval of the Tentative Parcel Map.
- Abandonment of excess City right-of-way adjacent to Cosumnes River College Boulevard/Bruceville Road

Environmental Effects

Based on the Initial Study, the City has determined that the proposed project could result in potentially significant impacts in terms of the following issues; therefore, these issues will be evaluated further in the EIR:

- Aesthetics (light and glare)
- Biological Resources
- Hazards & Hazardous Materials
- Utilities/Service Systems (Drainage, Water Supply, Solid Waste)
- Cultural Resources
- Hydrology/Water Quality
- Air Quality
- Noise
- Land Use/Planning
- Population/Housing
- Transportation/Traffic
- Public Services (Schools)

Based on the Initial Study, the City has determined that the project would result in less-than-significant impacts or no impacts in terms of the following issues; therefore, these issues will not be evaluated further in the EIR:

- Aesthetics (Visual Resources)
- Geology/Soils
- Mineral Resources
- Agriculture Resources
- Recreation
- Utilities/Service Systems (Wastewater, Water Facilities)
- Public Services (Fire, Police, Parks)

Alternatives

The City of Sacramento will evaluate the CEQA mandated "No Project" alternative and is considering the evaluation of the following two project alternatives in addition to the proposed project:

- **General Plan Buildout Alternative** - Under this alternative, the project site would be developed under the existing General Plan land use designation for the project site (i.e., Medium-Density Residential (16-29 du/ac), resulting in approximately 1,114 multifamily dwelling units but no commercial development.
- **Park and Ride Alternative** - Under this alternative, the project would be developed as proposed, except that a park and ride lot and bus transfer site serving a possible light rail station would be developed on 7.3 acres in the southwestern portion of the project site in place of 240 residential units under the proposed project.

Comments Requested

To ensure that the full range of issues related to this proposed project are addressed and that all significant issues are identified, written comments and suggestions are invited from all interested parties. Questions concerning the proposed EIR should be directed to the name and address below. A copy of the Initial Study is available at the address listed below. Written comments concerning the scope of the proposed EIR must be received at the following address by 5:00 p.m. on January 30, 2002:

Brad Shirhall, EIR Project Manager
City of Sacramento, Planning & Building Department
1231 I Street, Room 300
Sacramento, CA 95814

916/264-7483 (phone)
916/264-7185 (fax)

Public EIR Scoping Meeting

A public scoping meeting for this EIR **will begin promptly at 6:30 p.m. and end no later than 8:00 p.m. on January 22, 2003**, in the **Samuel C. Pannell Meadowview Community Center** located at 2450 Meadowview Road. Responsible Agencies and members of the public are invited to attend and provide input on the scope of the EIR.

CITY OF SACRAMENTO
DEPARTMENT OF NEIGHBORHOODS, PLANNING,
AND DEVELOPMENT SERVICES
PLANNING DIVISION

INITIAL STUDY
for the
COLLEGE SQUARE PLANNED UNIT DEVELOPMENT

This Initial Study has been required and prepared by the City of Sacramento Planning and Building Department, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to California Environmental Quality Act Guidelines, Section 15063.

I. BACKGROUND

1. File Number/Project Name: P00-147/College Square Planned Unit Development (PUD)
2. Project Location/APN(s): Southeast corner of Cosumnes River Boulevard and Bruceville Road /APNs 117-0182-001, 003, 019, 020, 021, 024, 025, 028, 029, 030 and 117-0184-001 and -002.
3. Applicant's Name, Address, Phone Number: Richard Sambucetti
Borges Architectural Group, Inc.
1512 Eureka Road, Suite 240
Roseville, CA 95661
(916) 782-7200
4. Project Planner's Name and Phone Number: Brad Shirhall, Associate Planner
(916) 264-7483
5. Date Environmental Checklist Completed: December 11, 2002

II. PROJECT LOCATION/DESCRIPTION

Project Location

The project site is located within the southern part of the City of Sacramento (within the South Sacramento Community Plan area) as shown in Exhibits 1 and 2. The site consists of 63 gross acres at the southeast corner of Cosumnes River Boulevard and Bruceville Road. The site is identified as Assessor's Parcel Number(s) (APNs): 117-0182-001, 003, 019, 020, 021, 024, 025, 028, 029, 030, and 117-0184-001 and -002.

Existing Land Use

The project site is currently vacant land once used for agriculture. It is surrounded by:

1. **North:** Vacant land, senior citizen apartment complex, and a single-family residential subdivision
2. **South:** Vacant land and large-lot single-family residential
3. **East:** State Route 99 (SR 99)
4. **West:** Cosumnes River College

The existing City of Sacramento General Plan land use designation for the project site is Medium-Density Residential (16–29 du/ac). The existing South Sacramento Community Plan land use designation is Special Planning District.¹

The existing zoning designations for the project site are:

- OB (Office)
- C-1 (Limited Commercial)
- HC-R (Highway Commercial Review)²
- R-2B-R (Multifamily Review)

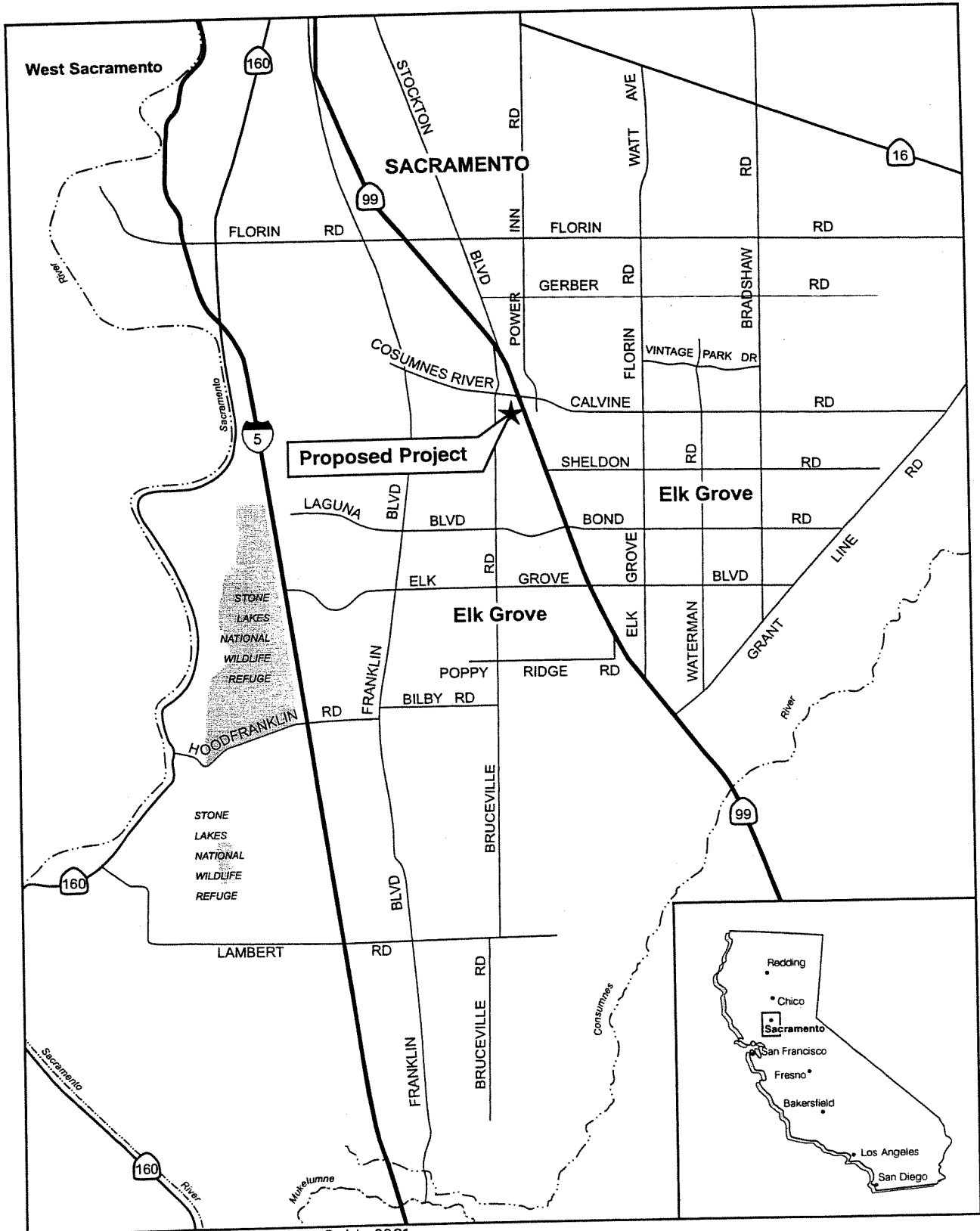
Requested Entitlements

The requested land use entitlements for the proposed project are:

- General Plan Amendment from Medium Density Residential (16–29 du/ac) to Community/Neighborhood Commercial and Office, Medium Density Residential (16–29 du/ac), and High Density Residential (30+ du/ac).

¹ Special Planning Districts allow the City Planning Commission and City Council to initiate proceedings to regulate properties under multiple ownership, designated in redevelopment, community, or general plans, that are in need of general physical and economic improvement, or have special environmental features that land use, zoning and other regulations cannot adequately address. For such areas to achieve their fullest potential, it may be desirable to provide for a range of uses that would not otherwise be permitted with standard zoning designations, and/or to encourage coordinated development of multiple properties.

² "R Review" is an overlay designation applied to require review of all issues other than land use. The intent of this overlay is to ensure that quality design is incorporated into multifamily residential development, and/or that consistent design is incorporated over an area covered by multiple properties/projects.

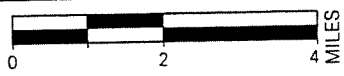


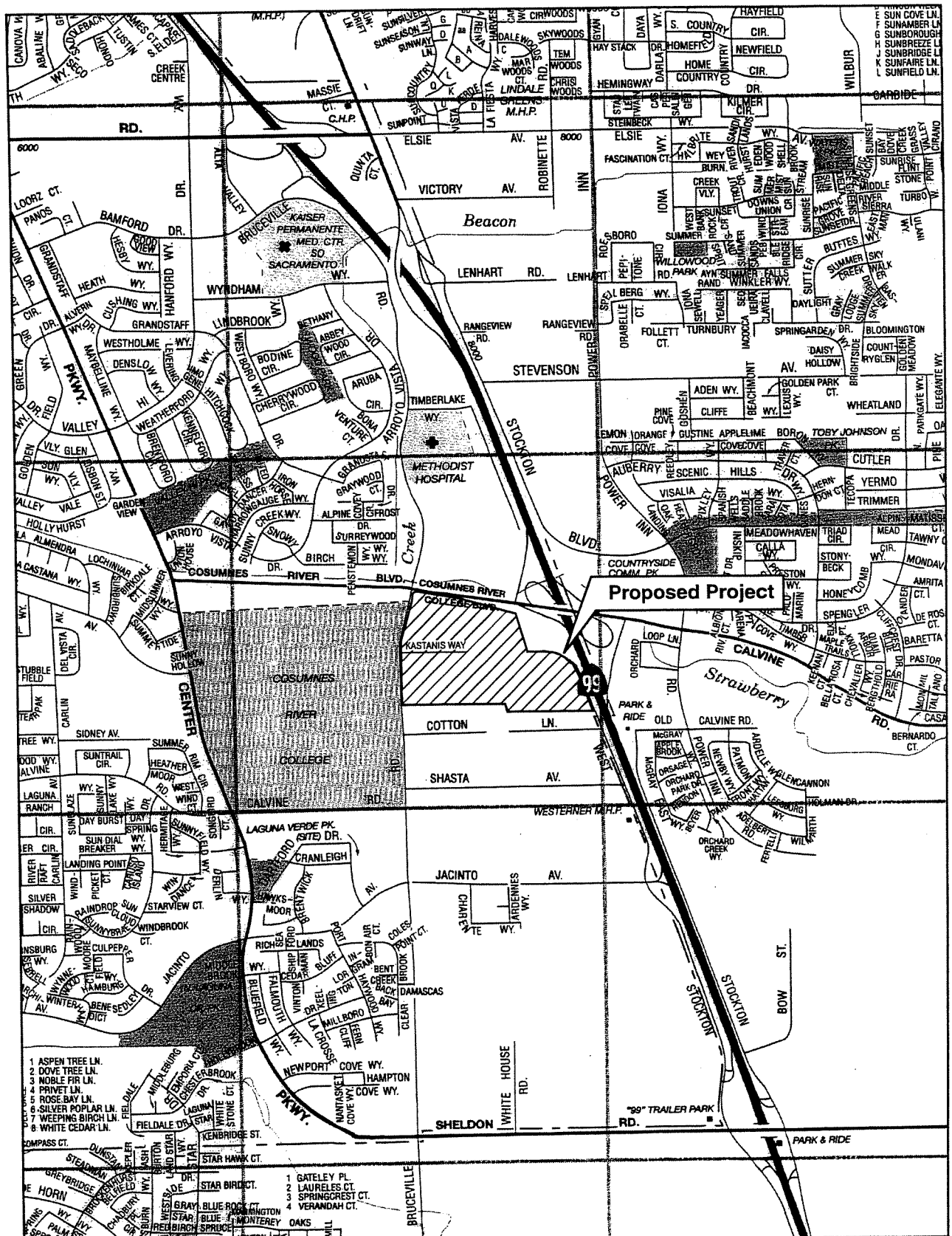
Source: California, Thomas Brothers Guide 2001

EXHIBIT 1

Regional Setting

College Square PUD
1T157.01 3/02

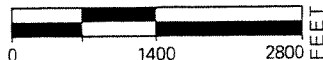




Source: California State Automobile Association, Greater Sacramento Southern Area 1997

Local Setting

College Square PUD
17157.01 3/02



- Community Plan Amendment from Special Planning District to Residential (11–29 du/ac), Residential (29+ du/ac), and General Commercial.
- Rezoning from HC-R, C-1, OB, and R-2B-R to C2-PUD
- Adoption of the College Square PUD Guidelines
- Adoption of the College Square Schematic Plan (Exhibit 3)
- Approval of the Tentative Parcel Map
- Abandonment of excess City right-of-way adjacent to Cosumnes River Boulevard/Bruceville Road

After PUD approval, individual component of the project will still be subject to special permit requirements and associated environmental reviews by the City.

Project Characteristics

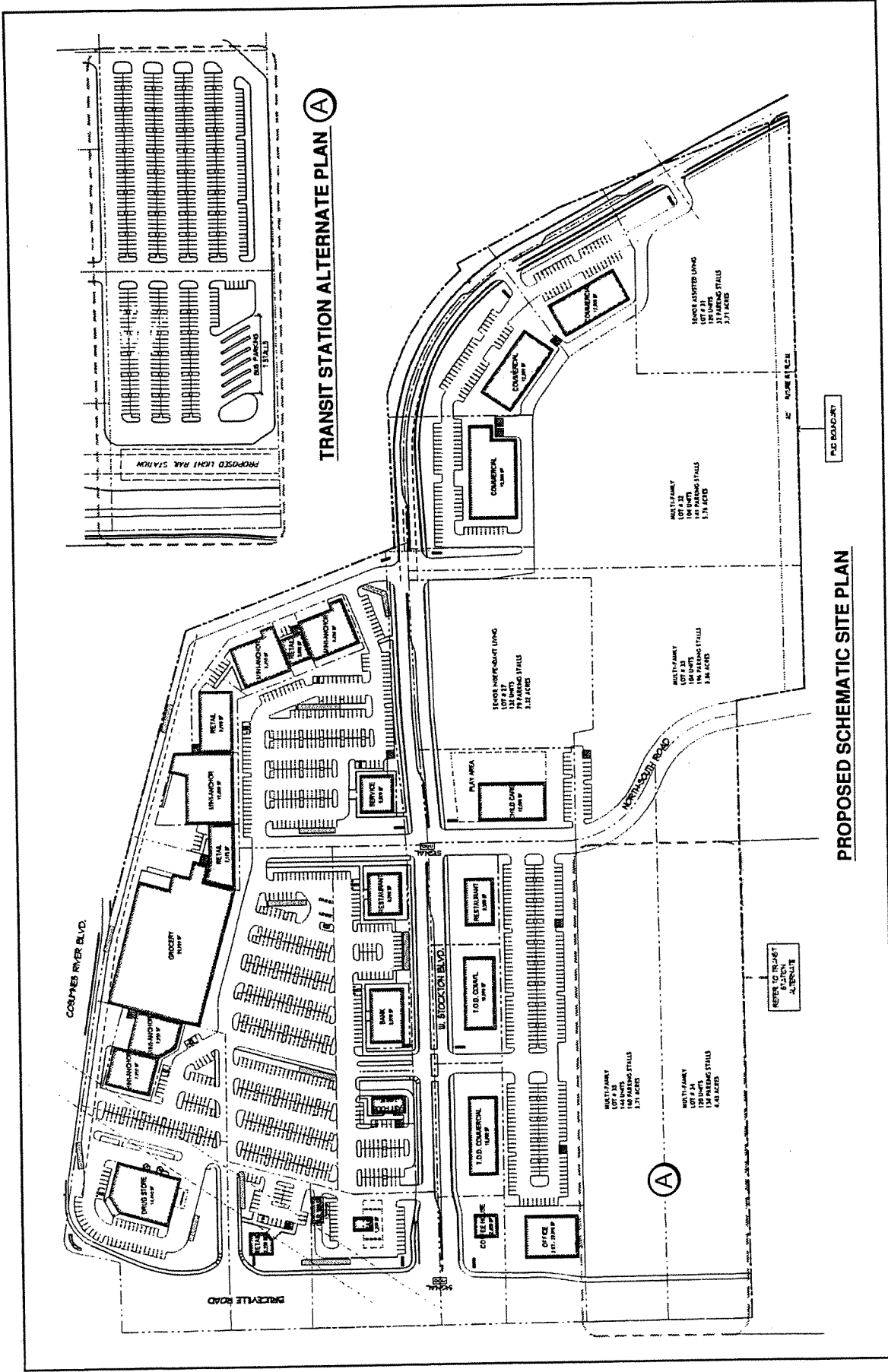
The College Square project (proposed project) is a 63-gross-acre mixed-use residential, commercial and office project proposed at the southeast corner of Cosumnes River Boulevard and Bruceville Road in the South Sacramento Community Plan area of the City of Sacramento. The project would include a total of 724 multifamily residential units and 270,256 square feet of commercial/retail/office uses on 53 net acres, with the balance of the project in major streets and drainage facilities (Exhibit 3). The project would include the following primary components:

1. Residential: The residential component would be comprised of 724 senior and multifamily residential units located on 22 net acres. These units would include 132 senior independent units, 120 senior assisted-living units, and 472 conventional multifamily units. Approximately 26 apartment buildings (including two apartment office buildings) and ancillary buildings would be constructed. These buildings would range from one to two stories. The residential component would generate approximately 1,210³ on-site residents.
2. Commercial: The commercial component would be comprised of 270,256 square feet of commercial uses on 31 net acres. This commercial space would include: approximately 157,500 square feet of local neighborhood retail center uses (i.e., coffee house, pharmacy, restaurants, gas station, car wash, retail) on 20 net acres; approximately 42,000 square feet of community commercial uses located on 4 net acres; and approximately 70,756 square feet of office; child care and retail uses located on 7 net acres. Approximately 26 commercial buildings (some attached) would be constructed. These buildings would range up to 45 feet in height. The commercial component would generate approximately 890⁴ on-site employees.

The project would also include extension of West Stockton Boulevard through the project site to Bruceville Road, and would increase the width of Bruceville Road along the project site's western frontage.

³ Based on 1.67 persons per multifamily dwelling unit from the R Street Corridor DEIR, page 6.2-6 (July 1995).

⁴ Based on an employee generation rate of 3.3 employees per 1,000 square feet of C-2 general commercial development from Section 17.184.050 of the City of Sacramento Zoning Ordinance.



TRANSIT STATION ALTERNATE PLAN (A)

PROPOSED SCHEMATIC SITE PLAN

Source: Borges 10/31/02

PUD Schematic Site Plan

College Square PUD
11/15/01 10/02



Project Objectives

The primary objectives of the proposed project are:

1. Provide housing opportunities for residents of the City of Sacramento, especially seniors and lower-income residents;
2. Provide transit-oriented development (TOD) adjacent to light rail facilities currently being planned in the area by the Sacramento Regional Transit District (RT) as part of the South Sacramento Phase 2 Corridor Project; and
3. Provide services catering to students and faculty at Cosumnes River College, and provide a mix of on-site residential, commercial and office uses that compliment one another, in order to reduce the traffic that would be generated by development of the project site under more traditional residential/commercial development.

Light Rail Alignment

The City's General Plan identifies, as a potential future track alignment for a south Sacramento light rail line, a future track segment located along the south side of Cosumnes River Boulevard between Bruceville Road and SR 99 in the northern portion of the project site. Further consideration of this alignment by the Sacramento Regional Transit District (RT) has been abandoned in favor of routing the tracks south down Bruceville Road, and turning east (south of the College Square project site), before crossing SR 99. As part of its South Sacramento Phase 2 Corridor Project study, RT will determine whether to route this Bruceville Road track alignment on the west side, the east side, or down the center median of Bruceville Road.

For purposes of cumulative "future year" analyses, the College Square EIR will assume only the west-side alignment of light rail transit along Bruceville Road. Discussions with RT and the City's participation in RT's planning process suggest that this is the more likely rail alignment of the three possible choices.

Adjacent Land Use Designations

The adjacent vacant properties to the north, south and east are currently designated by the General Plan land use map as Community/Neighborhood Commercial & Offices, Low Density Residential, and Schools/Transit, respectively. The adjacent vacant property to the northeast, between the project site and SR 99, is designated as Medium Density Residential, but is a wetland mitigation area associated with the SR 99/Calvine Road interchange and thus is not subject to future development. There is no vacant property adjacent to the project site directly east (i.e., location of SR 99 right-of-way).

III. ENVIRONMENTAL DETERMINATION SUMMARY

Determination to Prepare an EIR

The analysis contained in this Initial Study concludes that implementation of the proposed project could result in potentially significant environmental impacts, or less-than-significant environmental impacts after incorporation of mitigation, in the following issue areas:

- Aesthetics (light and glare)
- Biological Resources
- Hazards & Hazardous Materials
- Utilities/Service Systems (Drainage, water supply, solid waste)
- Cultural Resources
- Hydrology/Water Quality
- Air Quality
- Noise
- Land Use/Planning
- Population/Housing
- Transportation/Traffic
- Public Services (schools)

At the same time, the analysis in the Initial Study concludes that implementation of the proposed project would result in no environmental impacts, or less-than-significant environmental impacts, in the following issue areas:

- Aesthetics (Visual Resources)
- Geology/Soils
- Mineral Resources
- Agriculture Resources
- Recreation
- Utilities/Service Systems (Wastewater, Water Facilities)
- Public Services (Fire, Police, Parks)

Based on the analysis in the Initial Study, it is determined that the proposed project could result in potentially significant environmental impacts, and therefore an EIR will be prepared.

Scope of the EIR

The EIR will evaluate the potential environmental impacts of the College Square project in each of the environmental issue areas identified in the first of the two lists above. Consistent with CEQA requirements, the EIR will also include an evaluation of the CEQA-mandated issues (i.e., cumulative impacts, significant unavoidable adverse impacts, growth-inducing impacts, irreversible/irretrievable commitment of resources, and alternatives), and will identify feasible mitigation measures required to reduce or avoid any identified significant impacts.

The EIR to be prepared will be a Program EIR as defined by §15168 of the State CEQA Guidelines. A program EIR is an EIR that is prepared on a series of actions that can be characterized as one large project

and are related as logical parts in a chain of contemplated actions. Subsequent activities in the program must be examined in the light of the program EIR to determine whether additional environmental review is required. In the case of College Square, the PUD and other requested entitlements, (e.g., GPA, Rezone) represent the initial program, and special permits required from the City to develop the individual components of the PUD will represent the subsequent activities. When special permits are sought by the project applicant to develop individual components of the PUD, the City will review each special permit for consistency with the PUD. At part of that review, the City will prepare an Initial Study to determine whether additional significant impacts not evaluated in the program EIR will occur. If no additional significant impacts will occur, no additional CEQA review would be required. If additional significant impacts could potentially occur, additional CEQA review would be conducted (i.e., project-level Negative Declaration, Mitigated Negative Declaration, or EIR of that specific project component).

The scope of the EIR may be revised following receipt and review of comments received on the Notice of Preparation (NOP) and Initial Study.

Alternatives to be Evaluated in the EIR

The guiding principals for the selection of alternatives for analysis in an EIR are provided by the State CEQA Guidelines (§15126.6). Section 15126.6 of the Guidelines indicates that the alternatives analysis must: (1) describe a range of reasonable alternatives to the project that could feasibly attain the basic objectives of the project; (2) consider alternatives that could reduce or eliminate any significant environmental impacts of the proposed project; and (3) include evaluation of a "No Project Alternative." The focus and definition of the alternatives is governed by the "rule of reason" in accordance with §15126.6(f) of the guidelines. That is, the range of alternatives presented in an EIR must permit a reasoned choice by the decision-makers.

The City of Sacramento will evaluate the CEQA mandated "No Project" alternative and is considering the evaluation of the following two project alternatives in addition to the proposed project:

- **General Plan Buildout Alternative** - Under this alternative, the project site would be developed under the existing General Plan land use designation for the project site (i.e., Medium-Density Residential (16–29 du/ac), resulting in approximately 1,114⁵ multifamily dwelling units, but no commercial development.
- **Park and Ride Alternative** - Under this alternative, the project would be developed as proposed, except that a park-and-ride lot and bus transfer site serving a possible light rail station would be developed on 7.3 acres in the southwestern portion of the project site in place of 240 residential units under the proposed project.

⁵ The 1,114 residential unit figure was derived based on multiplying 22 du/ac by 50.63 net acres. The 22 du/ac density figure is used as it represents the midpoint between the 16 and 29 du/ac permitted at the project site under the existing Medium Density Residential General Plan land use designation of the site. The 50.63 net acres was derived by taking 80% of the project site's gross acreage of 63.29 acres. This unit figure represents a realistic estimate of the development that would occur at the project site under the existing General Plan.

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population/Housing |
| <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

V. DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED 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.
- I find that the Proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR OR NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.



Signature

12-13-02
Date

BRADSHIRHALL
Printed Name

For

VI. ENVIRONMENTAL CHECKLIST

For this checklist, the following designations are used:

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

Less than Significant With Mitigation Incorporated: An impact that requires mitigation which is readily identifiable now to reduce the impact to a less-than-significant level.

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

No Impact: The project would not have any impact.

Checklist items determined to be "*potentially significant*" or "*less than significant with mitigation incorporated*" will be evaluated in the EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
1. LAND USE AND PLANNING.				
<i>Would the project:</i>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a. The proposed project would represent infill development within an existing urban area. No public roadways⁶, bicycle routes, or pedestrian paths are located on the project site. Development of the proposed project would not disrupt or divide the physical arrangement of an established community. In fact, the project would increase connectivity as it would include the extension of West Stockton Boulevard to Bruceville Road. Therefore, *no impact* would occur.
- b. The proposed project would include a General Plan Amendment from Medium-Density Residential (16–29 du/ac) to Community/Neighborhood Commercial and Office, Medium-Density Residential (16–29 du/ac) and High-Density Residential (29+ du/ac), a Community Plan Amendment from Special Planning District to Residential (11–29 du/ac), Residential (29+ du/ac) and General Commercial, and a Rezone from HC-R, C-1, OB, and R-2B-R to C2-PUD. Therefore, the proposed project would change the existing land use planning and zoning of the project site. The EIR will address whether the proposed project would conflict with any land use plan, policy, or regulation of the City (including the General Plan, South Sacramento Community Plan, and Zoning Ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- c. The project site is not subject to an adopted habitat conservation plan or natural community conservation plan. However, the project site is located within the vicinity of a wetlands mitigation bank located at the southwest corner of the Cosumnes River Boulevard/SR 99 intersection. This mitigation bank was established as part of the Cosumnes River Boulevard/Calvine Road Interchange Improvement Project. This mitigation bank would potentially be affected by the proposed project. Any such effect would represent a *potentially significant impact*. This potential impact will be evaluated in the EIR.

⁶ The project site is partially bisected by Kastanis Way, but this existing roadway dead-ends on-site, and does not provide access through the project site.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>2. AGRICULTURE RESOURCES: <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i></p>				
<p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program in the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a. The project site is located at the southeast corner of Bruceville Road and Cosumnes River Boulevard and is surrounded by urban development. The site is not designated by the Important Farmland Inventory of California as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.⁷ Therefore, *no impact* would occur.
- b. The project site is not zoned for agricultural use nor is it included under a Williamson Act contract. The site has been designated for urban development in the City's General Plan adopted in 1987. Therefore, *no impact* would occur.
- c. The California Department of Conservation, Farmland Mapping and Monitoring Program, Farmland Inventory lists the project site as being "Farmland of Local Importance." Farmland of Local Importance is defined differently in each county.⁸ In Sacramento County, Farmland of Local Importance is defined as:

"Lands which do not qualify as Prime, Statewide, or Unique designation, but are currently irrigated crops or pasture or nonirrigated crops; lands that would be Prime or Statewide designation and have been improved for

⁷ California Department of Conservation, Farmland Mapping and Monitoring Program, Farmland Inventory 1996-1998.

⁸ Ibid.

irrigation but are now idle; and lands which currently support confined livestock, poultry operations, and aquaculture."

The project site has not been improved for irrigation. In addition, although it would appear that the site was once used to support agriculture, the site is not currently farmed and has been idle for many years. Therefore, the proposed project would not result in the conversion of existing agricultural land to urban uses, and *no impact* would occur.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
3. POPULATION AND HOUSING.				
<i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	■	□	□	□
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	□	□	□	■
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	□	□	□	■

Discussion

- a. The proposed project would represent infill development and would not extend roads or infrastructure to new areas not already served by such roads or infrastructure. Hence, the proposed project would not induce substantial population growth indirectly. However, the project would include the development of 724 residential units. The development of these residential units could potentially result in the direct inducement of substantial population growth in the South Sacramento Community Plan area. Any such inducement of population growth would represent a *potentially significant impact* and will be evaluated in the EIR.
- b,c. The project site is a fallow field and does not contain any existing housing. Therefore, the proposed project would not displace substantial numbers of existing housing units or require the construction of replacement housing. Thus *no impact* would occur

Portions of the project site currently designated by the City of Sacramento General Plan for Medium Density Residential (16–29 du/ac) would be re-designated to Community/Neighborhood Commercial and Office under the proposed project, thus potentially displacing future potential housing. Furthermore, at one time the City contemplated the development of several hundred units of low-income housing on a portion of the project site. Because the proposed project would result in the development of less housing at the project site (i.e., 724 units) than is permitted under the existing General Plan land use designation of the site (i.e., 1,114 units⁹), the issue of the potential displacement of future housing (especially low-income housing) will be evaluated in the EIR.

⁹ The 1,114 residential unit figure was derived based on multiplying 22 du/ac by 50.63 net acres. The 22 du/ac density figure is used as it represents the midpoint between the 16 and 29 du/ac permitted at the project site under the existing Medium Density Residential General Plan land use designation of the site. The 50.63 net acres was derived by taking 80% of the project site’s gross acreage of 63.29 acres. This unit figure represents a realistic estimate of the development that would occur at the project site under the existing General Plan.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
4. GEOLOGY AND SOILS.				
<i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist - Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion, or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soils, as defined in Table 18-1-13 of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a.i. The project site is not located within, on, in, or within the vicinity of an Alquist-Priolo Earthquake Fault Zone as delineated by the California Division of Mines and Geology.¹⁰ Hence, the proposed project would not be subject to fault rupture, and *no impact* would occur.

¹⁰ Dale Stickney, California Department of Conservation, Division of Mines & Geology, pers. com. with Craig Cross of EDAW, October 23, 2003.

- a.ii-iii. The project site is not located within an official or preliminary official seismic Hazard Zone area as delineated by the California Division of Mines and Geology.¹¹ Based on the California Division of Mines and Geology's preliminary map of maximum expected earthquake intensity in California, the City of Sacramento, including the project site, is located in Seismic Risk Zone I.¹² The severity of nearby earthquakes in this zone is considered low, and the associated damage considered minor to moderate. There are no active or potentially active faults known to occur near the project site. The closest known active fault is the Dunnigan Hills fault, located approximately 29 miles northwest of the City of Sacramento.¹³

The State of California provides minimum standards for building design through the California Building Standards Code (California Code of Regulations (CCR), Title 24). The California Uniform Building Code (UBC) is based on the federal UBC used widely throughout the U.S., and has been modified for California conditions with more detailed and stringent regulations. Specific minimum seismic safety requirements are set forth in Chapter 23 of the California UBC. The State earthquake protection law (California Health and Safety Code 191000 et seq.) requires that buildings be designed to resist stresses produced by lateral forces caused by earthquakes. Because the City implements the requirements of the California UBC through its building permit process, the project would be required to comply with State seismic safety design requirements. Earthquake-resistant design and materials are required to meet or exceed the current seismic engineering standards of the California UBC Seismic Risk Zone 3 improvements. Because the proposed project would be required to adhere to these construction standards, and because these standards would provide seismic protection in exceedance of the low seismic risk at the project site as indicated by its Seismic Risk Zone 1 designation, a *less-than-significant seismic impact* would occur.

In order for liquefaction to occur, several conditions need to be present including the potential for strong ground shaking, shallow groundwater and/or saturated soils, and soils/sediments composed of unconsolidated and clay-free sands and silts. As indicated above, the project site is located within an area with low seismic potential. The most prevalent soils in the area (and its corresponding United States Soil Conservation Service mapping unit number) are of the San Joaquin-Galt complex (103), San Joaquin silt loam (100) and Galt Clays (110 and 112), none of which are composed of unconsolidated clay-free sands or silts.¹⁴ Hence, seismic and soil conditions in the area are not conducive to liquefaction. In addition, the City's General Plan does not identify the South Sacramento area as an area especially subject to a liquefaction hazard.¹⁵ Finally, consistent with standard engineering practice, the City of Sacramento Building Department will require a site-specific soils/geology investigation for the proposed project to identify specific foundation, footing, and

¹¹ Ibid.

¹² City of Sacramento, Cosumnes River Boulevard/Calvine Road Interchange Draft EIR, September 1992.

¹³ Ibid.

¹⁴ City of Sacramento, Cosumnes River Boulevard/Calvine Road Interchange Draft EIR, page 5.10-5, September 1992.

¹⁵ City of Sacramento General Plan, Section 8-6, Map 3; Ground Deformation Areas of Sacramento (areas of unconsolidated water saturated alluvium), adopted January 19, 1988.

other building requirements for the specific geologic and soils conditions at the project site.¹⁶ Therefore, a *less-than-significant impact* would occur.

- a-iv. The project site is relatively flat and thus landslide hazard conditions do not exist. Furthermore, no evidence of landslide activity on or adjacent to the project site was observed during a field visit by the environmental consultant in February 2002. Therefore, *no impact* would occur.
- b. Construction of the proposed project would require relatively shallow excavations, but at the same time would require grading and compaction over the majority of the 63-acre project site. This could cause erosion during the construction period. Title 15, Chapter 15.88 of the City's Municipal Code requires that a grading permit be obtained prior to construction activities. In accordance with the grading permit requirements, the applicant will be required to submit an Erosion and Sediment Control plan to reduce the amount of erosion and retain sediment on the project site.¹⁷ For these reasons, the proposed project would not result in substantial soil erosion or loss of topsoil and geotechnical impacts related to erosion. Thus, a *less-than-significant impact* would occur.
- c. The proposed project would have to comply with the latest City-adopted code, including the UBC, which requires construction and design of buildings to meet standards that would reduce risks associated with subsidence or liquefaction. Because the topography of the area is relatively flat, landslides do not present a hazard in the project area. The site does not contain clay-free sandy or silty soil types (see Response 4a-ii-iii above) conducive to liquefaction, lateral-spreading, subsidence, expansion or collapse. The City's General Plan does not identify the South Sacramento area as an area especially subject to a liquefaction hazard, and indicates that the Sacramento area has a low expansiveness rating for soils.¹⁸ Also, consistent with standard engineering practice, the City of Sacramento Building Department will require a site-specific soils/geology investigation for the proposed project to identify specific foundation, footing, and other building requirements for the specific geologic and soils conditions at the project site. With implementation of this requirement, and given the low seismic hazard, lack of elevation differential, and low liquefaction and expansiveness potential, a *less-than-significant impact* would occur.
- d. Compliance with UBC requirements and standards as discussed in Response a.ii-iii, and following the geotechnical recommendations of the site-specific soils/geology investigation required for the project as discussed in Response c would result in *less-than-significant impact* associated with shrink-swell.
- e. The project would not involve the use of septic systems or alternative wastewater disposal systems. Therefore, *no impact* would occur.

¹⁶ The City of Sacramento Building Department (Joe Nicholas, pers. com., October 23, 2002) has indicated that the Department requests applicants to provide a site-specific soils/geology investigation in cases where proposed construction has not been designed to a soil bearing pressure of at least 1,000 psf (the California UBC requirement). The California UBC soil bearing pressure requirement of 1,000 psf is designed to provide for safe construction given the soil and geology characteristics in the state.

¹⁷ City of Sacramento. <http://ordlink.com/codes/sacramento/index.htm>

¹⁸ City of Sacramento General Plan, Section 8-6, Map 3, Ground Deformation Areas of Sacramento (areas of unconsolidated water saturated alluvium), and Map 4, Expansive Soils in California, adopted January 19, 1988.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
5. HYDROLOGY AND WATER QUALITY				
<i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a. Development of the proposed project would result in earth-disturbing activities over most of the 63-acre project site, and the development of impervious surfaces over approximately 82% of the site. Project construction activities would create the potential for an increase in erosion and sedimentation associated with stormwater runoff from on-site construction. Project operation would include the deposition of pollutants onto impervious surfaces such as parking lots and roadways (associated with motor vehicles), which could be carried off the site by stormwater runoff. Thus, project operation could result in construction and operations-related pollution in stormwater runoff and potentially affect the quality of surface water.

The City's Grading, Erosion and Sediment Control Ordinance (No. 93-068) requires the project applicant to prepare erosion, sediment and pollution control plans for activities occurring during and after construction. The project applicant is also required to prepare preliminary and final grading plans demonstrating how the project would reduce the potential for contaminants to enter receiving waters, adversely affecting water quality. Best Management Practices (BMPs) to be followed during project construction must be approved by the City's Department of Utilities. Construction BMPs can include, but are not limited to, storm water inlet protection, including the use of straw bales, sandbags, gravel traps and filters; erosion control measures such as vegetation and physical stabilization; and sediment control measures that include fences, dams, barriers, berms, traps, and basins. The proposed project must be evaluated for its consistency with the above. Lack of consistency with the above could result in exceedance or violation of adopted water quality standards during construction, which would be a *potentially significant impact*. The consistency of the proposed project with the above, and the potential for the project to violate water quality standards or waste discharge requirements, will be evaluated in the EIR.

After the project is constructed and is operating, because of paving, the proposed gas station and car wash, and the presence of automobiles traveling through the site, the project site is expected to contain some urban pollutants such as oil, grease, metals, and sediment. The proposed project includes vegetated swales to trap stormwater pollutants and divert stormwater runoff away from the wetland preservation area. It is anticipated that these swales would help reduce the amount of urban pollutants in stormwater runoff from the project site. However, the proposed project must be evaluated for its consistency with the City's Grading, Erosion and Sediment Control Ordinance and with the standard set of BMPs required of projects of this type by the City's Department of Utilities. Lack of consistency with the above could result in exceedance or violation of adopted water quality standards during operation, which would be a *potentially significant impact*. This consistency of the proposed project with the above, and the potential for the project to violate water quality standards or waste discharge requirements, will be evaluated in the EIR.

- b. The project does not include proposals for wells or the use of groundwater; water for the project would come from the City's municipal supplies that originate primarily from surface waters (see Response 13a and 13c). The development of impervious surfaces on the project site would not be of a scale (approximately 82% of 63 acres = 52 acres) that could interfere substantially with groundwater recharge within the many-thousand-square-mile Central Valley groundwater basin or the 180-square-mile Morrison Creek Stream Group drainage sub-basin. Furthermore, development of the site with urban uses was considered in the General Plan and the cumulative impacts to groundwater associated with development in the City were evaluated in the EIR for the General Plan. In addition, stormwater runoff from the project site would not be eliminated, but rather would

be conveyed to a proposed drain in Bruceville Road, which in turn would drain to an existing 7'x6' box drain in Cosumnes River Boulevard.¹⁹ This existing box drain has a natural bottom that allows for continued percolation of stormwater to the groundwater table. Finally, there are no wells in the immediate vicinity of the project site that could potentially be affected by development of the proposed project. Therefore, a *less-than-significant impact* would occur.

- c,d. There are no rivers or streams on the project site. Therefore, the proposed project would not have the potential to cause substantial erosion, siltation, or flooding associated with the alteration of the course of a stream or river.

The proposed project would alter the existing drainage pattern of the project site, which could potentially result in erosion, siltation, and/or flooding on- and off-site. The proposed project includes a drainage plan that is meant to be consistent with the Jacinto Creek Drainage Master Plan (a City-adopted drainage plan for the 500-acre Jacinto Creek Planning Area watershed, which drains naturally into Strawberry, Jacinto, and Laguna creeks).²⁰ However, the proposed project must be evaluated for its consistency with this Master Plan, and also for its consistency with the City's Grading, Erosion and Sediment Control Ordinance (Response 5a). Lack of consistency with the above could result in substantial erosion, siltation, and/or flooding on- and off-site, which would represent a *potentially significant impact*. The consistency of the proposed project with the above, and the potential erosion, siltation, and flooding impacts of the project, will be evaluated in the EIR.

- e,f. The City of Sacramento published the Jacinto Creek Planning Area Drainage Master Plan report in 1996.²¹ The Master Plan divides the Jacinto Creek planning area into several watersheds. The project site is located in Watershed 1, a 117.5-acre area bounded by Cosumnes River Boulevard on the north, Shasta Avenue on the south, Bruceville Road on the west, and SR 99 on the east.

As an input to planning for the future needs of the drainage area, the Master Drainage Plan made several observations/assumptions concerning Watershed 1: (1) the current stormwater drainage facilities were undersized and could not adequately convey runoff under buildout conditions; (2) Watershed 1 would be built out in accordance with its current zoning (i.e., multifamily residential with approximately 70% impervious surfaces); and (3) drainage infrastructure planning under the Master Plan is based on buildout under the current zoning.

Under the proposed project, approximately 82% of the project site would be developed with impervious surfaces (i.e., buildings, roads, parking lots). This amount of impervious coverage would exceed that used as a basis for drainage infrastructure planning under the Master Plan, and thus the proposed project could potentially result in runoff quantities that exceed the capacity of existing and planned drainage facilities in Watershed 1. In addition, as discussed under Response 5a, project construction activities and operations would have the potential to generate runoff from the project

¹⁹ Ensign & Buckley Consulting Engineers, Jacinto Creek Planning Area Drainage Master Plan Report, Figure 4, April 15, 1996.

²⁰ Ibid, page 5.

²¹ Ensign & Buckley Consulting Engineers, Jacinto Creek Planning Area - Drainage Master Plan Report, April 15, 1996.

site, which could degrade surface water quality. These conditions would represent *potentially significant impacts* and will be evaluated in the EIR.

- g,h,i. The project site is not located within a 100-year flood hazard area. The northern portion of the project site is located within the 500-year floodplain, while the southern portion is split between the 500-year floodplain and the No Flood Zone.²² Therefore, there is no potential for housing or other structures to be placed within a 100-year flood hazard area, redirect 100-year storm flows, or expose persons to 100-year flood hazards on this site. While the project site is located downstream of Folsom Dam, the site lies 23 miles from the dam and would not be expected to be inundated by any potential dam failure. *No impact* would occur.
- j. The project site is not located near a surface water body in which a seiche or tsunami could directly or indirectly affect the site, nor is the project site located near a volcano. Therefore, *no impact* would occur.

²² FEMA Q# Flood Data, 1996.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>6. AIR QUALITY. <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations:</i> <i>Would the project:</i></p>				
<p>a. Conflict with or obstruct implementation of the applicable air quality plan?</p>	■	□	□	□
<p>b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	■	□	□	□
<p>c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p>	■	□	□	□
<p>d. Expose sensitive receptors to substantial pollutant concentrations?</p>	■	□	□	□
<p>e. Create objectionable odors affecting a substantial number of people?</p>	■	□	□	□

Discussion

- a. The emissions inventories used for development of the region's air quality attainment plans are based primarily on projected population growth and vehicle miles traveled (VMT) for the region, which are based in part, on the planned growth identified in regional and community plans. Therefore, projects that would result in increases in population or employment growth beyond that projected in regional or community plans could result in increases in VMT, further resulting in increases in mobile source emissions that could conflict with the region's air quality planning efforts. Increases in VMT beyond that projected in area plans would be generally considered to have a significant adverse incremental effect on the region's ability to attain and/or maintain state and federal ambient air quality standards.

The College Square project includes a General Plan Amendment (GPA) that would change the amount of development projected for the site under the General Plan. This change could potentially be inconsistent with the population growth and VMT projections for the Sacramento Valley Air Basin contained in the Sacramento Metropolitan Air Quality Management District's Air Quality Management Plan (which is based on General Plan projections), and thus could potentially interfere with the region's ability to attain/maintain state and federal ambient air quality standards (*a potentially significant impact*). This will be evaluated in the EIR.

It should be noted that, while the proposed project may not be consistent with the planned growth identified in regional and community plans, it is unclear whether this inconsistency would result in an

increase in VMT beyond that predicted. Under the proposed project, 724 residential units and 270,256 square feet of commercial and office uses would be developed. This is compared to 1,114 residential units and no commercial development that could be developed at the project site under the existing Medium Density Residential General Plan land use designation of the site. Furthermore, mixed-use TOD development is proposed under the College Square project with the intent of both encouraging mass transit usage and reducing potential off-site trips, thus reducing VMT from that which would otherwise occur with more traditional development. Hence, the air quality (and traffic) evaluation in the EIR will include a comparison of the VMT to be generated under the proposed project with that which would be generated under buildout of the project site under the existing General Plan.

b. Short-term Increases in Regional Emissions

Emissions produced during site preparation and construction are “short-term” because they occur only during the construction phase of the project. Dust generation is normally the primary concern during initial site preparation. Because such emissions are not amenable to collection and discharge through a controlled source, they are called “fugitive emissions.” Fugitive dust emissions typically include emissions from on-site grading and excavation activities and from off-site truck and passenger car travel on unpaved roadways. Fugitive dust emission rates vary as a function of many parameters (e.g., soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, vehicle miles traveled). Emissions of reactive organic gases (ROG) and nitrogen oxides (NO_x) are generated primarily by the operation of gasoline- and diesel-powered motor vehicles. Construction-generated emissions vary from day to day, depending on the specific activities being conducted, the type of equipment, duration of equipment use, and number of transport trips for people and material.

As previously discussed, actual pollutant concentrations would depend on various factors, including the location and type of activities performed, meteorological conditions, distances to nearby receptors, and the effectiveness of the mitigation measures employed. The proposed project includes construction activities that could result in short-term increases in regional pollutants that could adversely affect nearby sensitive receptors, violate air quality standards, and/or contribute to existing air quality violations. Therefore, a *potentially significant impact* could occur. This impact will be evaluated in the EIR.

Long-term Increases in Regional Emissions

Long-term increases in regional emissions of criteria pollutants would be primarily due to motor vehicle operations associated with the proposed land uses. Other increases in regional emissions would be associated with the operation of area and stationary sources of emissions, such as the use of landscape maintenance equipment, natural gas-fired appliances, and consumer products (e.g., cleaners and solvents). Long-term increases in mobile, stationary, and area source emissions could potentially exceed the recommended thresholds identified by the Sacramento Metropolitan Air Quality Management District (SMAQMD) and would, therefore, be considered a *potentially significant impact*. Potential long-term increases in regional pollutants will be further evaluated in the EIR.

- c. Sacramento is currently designated a nonattainment area for the state and national ozone and PM₁₀ (particulate matter of 10 microns in size or less) standards. However, because Sacramento County now meets the national PM₁₀ standard, California Air Resources Board (CARB) has recommended

redesignation of Sacramento as attainment for the national PM₁₀ standard. In July 1997, the U. S. Environmental Protection Agency (U.S. EPA) also adopted a new national ambient air quality standard for finer particulate matter, particulate matter of 2.5 microns or less in diameter (PM_{2.5}), to be used in conjunction with the national PM₁₀ standard. To date, no attainment status designations have been adopted for the national PM_{2.5} standards.

The proposed project may result in potential short-term and long-term increases in regional criteria pollutants. Increases in project-generated emissions may result in a cumulatively considerable net increase of criteria pollutants for which the region is designated nonattainment. As a result, this impact is considered *potentially significant* and will be further evaluated in the EIR.

- d. One of the most important reasons for air quality regulations and standards is the protection of those members of the population who are most sensitive to the adverse health effects of air pollution, termed "sensitive receptors." The term sensitive receptors refers both to specific population groups and the land uses where they would reside for long periods. Commonly identified sensitive population groups are children, the elderly, the acutely ill, and the chronically ill. Commonly identified sensitive land uses are residences, schools, playgrounds, childcare centers, retirement or convalescent homes, hospitals, and clinics.

The proposed project may result in potential short-term and long-term increases in mobile, stationary, and area source emissions, which could result in substantial increases in pollutant concentrations at both on-site (i.e., child care, apartments, and senior housing) and nearby off-site sensitive receptors (i.e., residential uses to the northwest and south, senior uses to the north, school uses to the west). As a result, this impact is considered *potentially significant* and will be further evaluated in the EIR.

- e. The occurrence and severity of odor impacts depends on numerous factors, including the nature, frequency, and intensity of the source; wind speed and direction; and the sensitivity of the receptors. While offensive odors rarely cause any physical harm, they can still lead to considerable distress among the public and often generate citizen complaints to local governments and regulatory agencies. Projects with the potential to frequently expose members of the public to objectionable odors would be deemed to have a significant impact.

Short-term increases in emissions of diesel exhaust and fuel vapors from on-site construction equipment may be considered to be an objectionable odor by some individuals. Emissions from such sources would occur on a temporary and intermittent basis, and would likely be limited to daytime hours of operation. Long-term increases in odorous emissions could potentially occur, associated with the operation of on-site stationary sources of emissions such as fast-food restaurants. Therefore, odor is considered a *potentially significant impact* and will be further evaluated in the EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
7. TRANSPORTATION/TRAFFIC				
<i>Would the project:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	■	□	□	□
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	■	□	□	□
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	□	□	■	□
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	■	□	□	□
e. Result in inadequate emergency access?	□	□	■	□
f. Result in inadequate parking capacity?	□	□	□	■
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	■	□	□	□

Discussion

a-b. The proposed project would include the development of 724 residential units and 270,256 square feet of commercial uses on vacant land. This could cause a substantial increase in traffic relative to the existing traffic load and capacity of the street system (i.e., SR 99, Cosumnes River Boulevard, Bruceville Road), and could potentially exceed applicable level of service standards on existing streets. This would represent a *potentially significant impact*. This impact will be evaluated in the EIR.

While the project could potentially result in significant traffic impacts to the local street system as discussed above, the project is proposed to be a transit-oriented development (TOD). TOD is designed, by the type, location, and mix of proposed uses, to reduce the amount of traffic that would otherwise be generated by more traditional residential and commercial development. In the case of the proposed project, TOD is provided by locating higher density residential uses adjacent to mass transit facilities to encourage home-to-work transit usage in place of automobile use, and by locating residential uses and neighborhood shopping and services on the same site to avoid the need for off-site shopping-related automobile trips. Furthermore, the project may provide services and housing opportunities for Cosumnes River College students within walking distance of the College, thus potentially reducing some automobile trips that currently occur in the area. The project's TOD-related trip reduction effects will be addressed in the EIR as part of the traffic analysis.

- c. The proposed project would not be developed adjacent to an existing airport or within an Airport Land Use Plan area, and thus would not have the potential to affect air traffic patterns or result in substantial safety risks associated with airports. The proposed project would also not include a level or type of development that would result in a substantial increase in air traffic levels as the majority of the jobs to be created would be lower-paying retail jobs that do not require business travel. Therefore, a *less-than-significant impact* would occur.
- d, e. The proposed project would include a fully developed on-site roadway system. Multiple driveways into the project site are proposed to be developed to provide site access. West Stockton Boulevard would be extended to Bruceville Road for increased accessibility to the project site and to what amounts to a freeway frontage road to the southeast. A new North-South Road would be developed from the West Stockton Boulevard southward (stubbing at the southern boundary of the project site). The project would also increase the width of Bruceville Road adjacent to the project site. All these improvements are required to be consistent with City standards and with required consultations (such as consultation with the Fire Department and Department of Public Works) to ensure adequate roadway design and emergency vehicle access, and would enhance accessibility on and adjacent to the project site.
- While on-site access, including emergency access, would be improved under the proposed project, and while proposed streets would be required to be designed to avoid roadway hazards, the on-site streets and access points as currently proposed may not be consistent with City standards. It is possible that roadway layout and design could create hazards, resulting in a potentially significant impact. The consistency of the proposed street system with City access and design requirements, and the potential roadway safety impacts associated with the proposed street system, will be evaluated in the EIR.
- f. The proposed project would provide 2,094 on-site parking spaces. The required number of parking spaces for the proposed land uses is 1,840 . Therefore, adequate on-site parking is proposed to serve the proposed project, and *no impact* would occur.
- g. The City of Sacramento General Plan transportation element promotes the use of alternative forms of transportation including the use of bikes, walking and car pooling. The South Sacramento Community Plan designates an on-street bikeway within the vicinity of the project site (down the east side of Bruceville Road).²³ The proposed project includes a Pedestrian Circulation Plan that includes on-site pedestrian paths and plazas within the project site itself, and sidewalks along the project's frontage with Cosumnes River Boulevard, Bruceville Road, and West Stockton Boulevard. However, the plans do not identify bicycle facilities or bus turnouts. Lack of incorporation of these facilities into the proposed project would represent a *potentially significant impact*. This impact will be evaluated in the EIR.

In addition to the above, both the City of Sacramento and the Sacramento Regional Transit District (RT) have plans and programs in place to encourage the use of light rail as an alternative mode of transportation. The City's General Plan and South Sacramento Community Plan purposely designate lands adjacent to existing and future light rail lines and stations for higher density residential and office development with the expectation that this type of development would promote the use of

²³ City of Sacramento, South Sacramento Community Plan, Map 15 on page 62, August 1986.

light rail and thus would potentially reduce regional traffic congestion, air quality emissions, and urban sprawl. The City's General Plan identifies, as a potential future track alignment for a south Sacramento light rail line, a future track segment located along the south side of Cosumnes River Boulevard between Bruceville Road and SR 99 in the northern portion of the project site. Further consideration of this alignment by the Sacramento Regional Transit District (RT) has been abandoned in favor of routing the tracks south down Bruceville Road, and turning east (south of the College Square project site), before crossing SR 99. As part of its South Sacramento Phase 2 Corridor Project study, RT will determine whether to route this Bruceville Road track alignment on the west side, the east side, or down the center median of Bruceville Road.

In light of City and RT plans to develop a light rail line and station in the vicinity of the project site, the plans for the College Square project include proposals to both accommodate the future planned transit facilities and develop transit-oriented development (TOD) to take advantage of this future mass transit opportunity.

The College Square project would accommodate future planned transit facilities by providing separate development scenarios to reflect the three possible future light rail alignments down Bruceville Road. The first scenario (the proposed project) is designed assuming that the light rail line is eventually developed on either the west side of Bruceville Road or down the center median of Bruceville Road. The second scenario (the Transit Station Alternative) is designed assuming that the light rail line is eventually developed on the east side of Bruceville Road.

The College Square project would include TOD by providing: (1) higher density residential uses adjacent to future mass transit facilities (the south Sacramento light rail line and station) to encourage mass transit usage; (2) residential and service commercial uses on the same site to reduce off-site shopping-related automobile trips by on-site residents; and (3) housing opportunities within walking distance for Cosumnes River College students who currently use their automobiles to get to the campus. TOD is designed, by the type, location and mix of proposed uses, to reduce the amount of traffic that would otherwise be generated by more traditional residential and commercial development. The proposed project is designed to reduce existing traffic (Cosumnes River College students), reduce the incremental increase in future traffic that would otherwise be generated by development of the project site under with traditional land uses, and to take advantage and encourage use of future mass transit opportunities.

Per the above, the proposed project provides planning for, and would help support, City and RT policies, plans, and programs that encourage the use of light rail as an alternative mode of transportation. However, because entitlements being sought under the proposed project include a General Plan Amendment, Community Plan Amendment, and rezone, there is a potential that the proposed project could affect the light rail ridership assumed by the City and RT in their transit plans (which are based on buildout under existing General Plan land use designations and zoning). In addition, the project as planned would be "overparked", meaning that the applicant proposes more parking than required by City code, which could conflict with the City's alternative transportation goal. For these reasons, the consistency of the proposed project with the transit plans and policies of the City and RT will be evaluated in the EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
8. BIOLOGICAL RESOURCES.				
<i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	■	□	□	□
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	■	□	□	□
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	■	□	□	□
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	□	□	■	□
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	■	□	□	□
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	■	□	□	□

Discussion

- a. The following information sources were used to develop a list of sensitive biological resources that are known to occur in the vicinity of the project site:

- Rare Plant Surveys conducted by ECORP (April 27 and June 13, 2000),²⁴
- Wetland Delineation Report prepared by ECORP (June 20, 2000 and revised September 13, 2000),²⁵
- Biological Opinion for vernal pool tadpole shrimp and vernal pool fairy shrimp (USFWS February 7, 2002),²⁶
- Cosumnes River Boulevard/Calvine Rd. Interchange Draft EIR (City of Sacramento 1992),²⁷ and
- California Department of Fish and Game *California Natural Diversity Database* (CNDDDB 2001).²⁸

Sensitive biological resources are those protected by federal, state, or local resource conservation agencies and organizations.

Based on the habitat available on the project site and reported occurrences in the vicinity, six special-status plant species have the potential to occur on the project site: dwarf downigia (*Downigia pusillia*), Bogg's Lake hedge-hyssop (*Gratiola heterosepala*), Greene's legenere (*Legenere limosa*), Sacramento Orcutt grass (*Orcuttia viscida*), slender Orcutt grass (*Orcuttia tenuis*), and Sanford's arrowhead (*Sagittaria sanfordii*). No special-status plants were found on the project site during two formal rare plant surveys conducted by ECORP (April 27, 2000, and June 13, 2000).

Fourteen special-status animal species have the potential to occur on the project site: vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardii*), California linderiella (*Linderiella occidentalis*), valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), California tiger salamander (*Ambystoma californiense*), western spadefoot (*Scaphiopus hammondi*), northwestern pond turtle (*Clemmys marmorata marmorata*), giant garter snake (*Thamnophis gigas*), tricolored blackbird (*Agelaius tricolor*), burrowing owl (*Athene cunicularia*), Swainson's hawk (*Buteo swainsoni*), northern harrier (*Circus cyaneus*), white-tailed kite (*Elanus leucurus*), and loggerhead shrike (*Lanius ludovicianus*). Five of special-status animal species identified above are listed as threatened or endangered under the federal Endangered Species Act and/or California Endangered Species Act: vernal pool fairy shrimp, vernal pool tadpole shrimp, valley elderberry longhorn beetle, Swainson's

²⁴ ECORP Consulting, Inc., Rare Plant Surveys for Cosumnes River Boulevard/College Marketplace, April 27 and June 13, 2000.

²⁵ ECORP Consulting, Inc., Wetland Delineation Report for Cosumnes River Boulevard/College Marketplace, June 20, 2000.

²⁶ U.S. Fish and Wildlife Service, Formal Consultation on College Marketplace Project (Corp #200000334), Sacramento County, California, February 7, 2002.

²⁷ City of Sacramento, Cosumnes River Boulevard/Calvine Road Interchange Draft EIR (SC #92022048), September 1992.

²⁸ California Department of Fish and Game *California Natural Diversity Database* (CNDDDB 2001), consulted by EDAW on March 11, 2002.

hawk, and giant garter snake. In addition, California tiger salamander is a candidate for federal listing. Vernal pool crustaceans are known to occur on the project site.

The U.S. Fish and Wildlife Service has issued a Biological Opinion for vernal pool crustaceans for the project (February 7, 2002), which authorizes incidental take of individuals and 1.96 acres of habitat, given terms and conditions, including purchasing mitigation credits. In addition, 2.14 acres of habitat is authorized to be indirectly affected by the project. Therefore impacts to vernal pool crustaceans are expected to *be less than significant with the mitigation incorporated*. Impacts to the four other listed or candidate species are *potentially significant*.²⁹

The remaining eight animal species are considered Species of Special Concern by the Department of Fish and Game and/or are protected under the Fish and Game Code.

Based on the above, the proposed project would have the potential to result in a substantial adverse effect on listed species, which would be a *potentially significant* impact. This impact will be evaluated in the EIR.

The Rare Plant Surveys, Wetland Delineation, CNDDDB database search, and other background research conducted by ECORP, which served as a partial basis for the above response, do not cover the 9.35-acre southwest parcel that was added to the project site subsequent to conducting this background research. The background research will be expanded for the EIR, if required, as part of the evaluation of potential project impacts to listed species.

- b,c. The project site contains protected wetlands and other Waters of the U.S. A wetland delineation was performed by ECORP on March 8-9, 2000, and was verified by the U.S. Army Corps of Engineers (USACE) on November 8, 2000.³⁰ A total of 3.94 acres of Waters of the U.S. have been mapped for the project site, including 0.55 acre of seasonal wetlands, 0.04 acre of vernal pools, 1.5 acres of seasonal marsh, and 1.85 acres of constructed pond.

In January 2001 the U.S. Supreme Court ruled that USACE does not have jurisdiction over isolated waters (*Solid Waste Association of Northern Cook Counties v. USACE*, January 9, 2001). If USACE determines that the waters are isolated, then a permit for fill of jurisdictional Waters of the U.S. under Section 404 of the Clean Water Act (CWA) will not be required from USACE. If the waters are not deemed isolated, a permit must be obtained from USACE. Regional Water Quality Control Board certification will be required under Section 401 of the CWA for the project regardless if the waters are determined to be isolated. Given the presence of wetlands and Waters of the U.S. on the project site, the project could have a *potentially significant impact*. This issue will be evaluated further in the EIR.

The Wetland Delineation conducted by ECORP, which served as a basis for the above response, did not cover the 9.35-acre southwest parcel that was added to the project site subsequent to conducting

²⁹ U.S. Fish and Wildlife Service, Formal Consultation on College Marketplace Project (Corp #200000334), Sacramento County, California, February 7, 2002.

³⁰ ECORP Consulting, Inc., Wetland Delineation Report for Cosumnes River Boulevard/College Marketplace, June 20, 2000.

this delineation. The delineation will be expanded for the EIR, if required, as part of the evaluation of potential project impacts to riparian habitat and other sensitive natural communities.

- d. A wildlife corridor is generally a topographical/landscape feature or movement area that connects two areas of natural habitat. Wildlife corridors link areas of suitable wildlife habitat that are either separated by changes in vegetation, rugged terrain, or human disturbance. The project site is surrounded by existing development and SR 99 and is not connected to areas of natural habitat. No wildlife nursery sites are known to occur on the project site. Therefore, a *less-than-significant impact* would occur.
- e. The City of Sacramento has a Heritage Tree Ordinance (September 14, 1993) that protects any tree, of good quality in terms of health and vigor of growth, with a trunk circumference of 100 inches or more measured 4½ feet above ground level, or any native oak, buckeye, or sycamore tree having a circumference of 36 inches or greater. Trees meeting these criteria are not to be removed or pruned if the segment is more than 6 inches in circumference. In addition, it is prohibited to spray or place any chemical or deleterious substance on protected trees or on the soil within the drip line. The project site contains at least three small groupings of trees. Some of these trees could potentially fall under the authority of the Heritage Tree Ordinance, and if so, impacts to them could represent a *potentially significant impact*. This impact will be evaluated in the EIR.
- f. The project site is not located within an area covered by an adopted Habitat Conservation Plan or other conservation plan. However, the project site is located within the vicinity of a wetlands mitigation bank located at the southwest corner of the Cosumnes River Boulevard/SR 99 intersection. As a part of the plan to improve the infrastructure needs of the project area, the project proponent will, pursuant to an agreement with the Department of the Interior, reduce the present impact to the wetlands mitigation bank by removing the roadway that encroaches into this area. This mitigation bank was established as part of an early roadway improvement project (either the Cosumnes River Boulevard extension or the Cosumnes River Boulevard/Calvine Road Interchange Improvement Project). This mitigation bank may have the potential to be effected by the proposed project. Any such affect would represent a *potentially significant impact*. This potential impact will be evaluated in the EIR (as indicated in Response 1c).

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
9. MINERAL RESOURCES.				
<i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a,b. Mineral resources within the Sacramento-Fairfield production-consumption region (which includes the City of Sacramento) consist of aggregate deposits. The California Division of Mines and Geology has delineated two Mineral Resource Zones (MRZs) containing aggregate within the Sacramento-Fairfield production-consumption region: (1) deposits along Cache Creek west of Woodland; and (2) deposits extending several miles south of the American River between Folsom and the City of Sacramento.³¹ No such deposits are delineated on the project site or within the South Sacramento Community Plan area. Because development of the proposed project would not affect the availability of mineral resource, *no impact* would occur.

³¹ City of Sacramento, General Plan Update Draft EIR (SCH #86101310), page T-14 and Exhibit T-15 on page T-15, March 1987.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
10. HAZARDS AND HAZARDOUS MATERIALS.				
<i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a-c. The proposed project would not involve activities, such as industrial or manufacturing uses, that could generate hazardous emissions. The project would include a community-based retail center, which could use small quantities of cleaning agents and disinfectants, but the routine use, transport,

and disposal of such materials would be limited and would not be expected to present a health risk when handled according to manufacturers' instructions. However, included in the project plans is a gas station (to be located at the western portion of the project site near the intersection of Stockton Boulevard and Bruceville Road). This gas station would result in the routine transport, handling, and storage of petroleum products within relatively close proximity to the residential and senior housing proposed within the proposed project site. Therefore, the proposed project could create a hazard to the public or the environment through routine use or reasonably foreseeable upset and accident conditions, resulting in a *potentially significant impact*. This impact will be evaluated in the EIR.

- d. It is unknown whether the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 56962.5, because, while a Phase I Environmental Site Assessment (ESA) has been conducted for the project that includes a search of such lists, the ESA was not available at the time this Initial Study was prepared. The project site may have been used in the past for agricultural activity that could have included the use of pesticides, herbicides, fertilizers, fuels, and/or other hazardous materials. In addition, several large piles of dirt, refrigerators, and other debris exist on the site indicating use of the site for minor dumping in recent years. Therefore, there is a potential that the project site may be on a government list of hazardous materials sites and/or may contain soil contamination that has not been previously identified. If soil contamination is present on the site, soil-disturbing activities associated with project construction could create a hazard to the public and/or the environment. Any such hazard would represent a *potentially significant impact*. This impact will be evaluated in the EIR.
- e, f. The project site is not located in the vicinity of an existing public or private airstrip or associated air safety zones. Therefore, there would be no safety hazard to site occupants, and *no impact* would occur.
- g. The project site is currently vacant. Access to the site is currently available from roadways around the periphery of the site, including Cosumnes River Boulevard, Bruceville Road, West Stockton Boulevard, and into the project site via West Stockton Boulevard. No roadways currently extend completely through the project site. Under the proposed project, West Stockton Boulevard would be extended from the southeastern portion of the project site to Bruceville Road, driveways into the project site would be developed along Bruceville Road, and an on-site roadway system would be developed to provide access to on-site uses (including a proposed North-South Road that would extend from West Stockton Boulevard to the southern boundary of the site where it would be stubbed). In addition, Bruceville Road would be widened under the project. Thus, the proposed project would increase, rather than decrease, access to, through, and around the project site, and would thus not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. *No impact* would occur.
- h. The City of Sacramento General Plan does not designate Wildland Fire Areas due to the lack of such areas within the City. The project site is relatively flat, is bounded on all sides by urban development and roadways, and is adjacent to existing municipal water pipelines and fire hydrants. Therefore, the project site cannot be considered to be located within a Wildland Fire Area. The proposed project would not expose people or structures to wildland fires. *No impact* would occur.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
11. NOISE.				
<i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	■	□	□	□
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	□	□	■	□
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	■	□	□	□
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	■	□	□	□
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	□	□	□	■
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	□	□	□	■

Discussion

a. The proposed project would result in short-term and long-term increases in ambient noise levels. Depending on the activities being performed, as well as the duration and hours during which activities occur, noise associated with project construction activities could result in a temporary substantial increase in average daily ambient noise levels at on-site (i.e., residential, child care and senior housing) and nearby noise-sensitive receptors (i.e., residential uses to the northwest and south, senior housing uses to the north, school uses to the west (Cosumnes River College). This noise could potentially exceed City Noise Ordinance standards at these receptors. Therefore, a *potentially significant impact* could occur. This impact will be evaluated in the EIR.

Operation of on-site stationary and area noise sources (e.g., heating and ventilation equipment, intercom systems, landscape maintenance equipment, and on-site vehicle operation), as well as increases in vehicle traffic on area roadways attributable to the proposed project, could result in long-term increases in ambient noise levels. This noise could potentially exceed both the City's Noise Ordinance standards and the City's General Plan land use compatibility noise standards at nearby

noise sensitive receptors. Therefore, a *potentially significant impact* could occur. This impact will be evaluated in the EIR.

The proposed project would result in the development of sensitive noise receptors (apartments, senior housing, child care) adjacent to State Route (SR) 99. There is a potential that existing/future noise from SR 99 could result in exceedance of City General plan policies for land use compatibility at these receptors. Hence, the proposed project could potentially expose sensitive noise receptors to noise levels in excess of established standards, which would be a *potentially significant impact*. This impact will be evaluated in the EIR.

- b. The proposed project would not result in the long-term operation of any major sources of ground-borne vibration or vibration-related noise that would affect nearby sensitive receptors. However, on-site construction activities may result in short-term increases in ground vibration. Ground vibration generated by construction equipment spreads through the ground and diminishes in strength with distance. The effects of ground vibration can vary from no perceptible effects at the lowest levels, low rumbling sounds and detectable vibrations at moderate levels, and slight damage to nearby structures at the highest levels. At the highest levels of vibration, damage to structures is primarily architectural (e.g., loosening and cracking of plaster or stucco coatings) and rarely result in structural damage. For most structures, a peak particle velocity (ppv) threshold of 0.5 inches per second is sufficient to avoid structure damage, with the exception of fragile historic structures or ruins.³² At the request of the U.S. Environmental Protection Agency, the Committee of Hearing, Bio-Acoustics, and Bio-Mechanics (CHABA) has developed guidelines for safe vibration limits for ruins and ancient and/or historic buildings. For fragile structures, the CHABA recommends a maximum limit of 0.25 inches per second ppv. For the protection of fragile, historic, and residential structures, the California Department of Transportation (Caltrans) recommends a more conservative threshold of 0.2 inches per second ppv.³³

The proposed project would not involve the use of any construction equipment or processes that would result in potentially significant levels of ground vibration, such as pile drivers or rock drills. Maximum ground-borne vibration levels typically generated by construction equipment associated with commercial development (e.g., bulldozers, jackhammers, haul trucks, graders) would not be anticipated to exceed 0.089 inches per second at 25 feet.³⁴ As a result, predicted vibration levels would not be anticipated to exceed even the most conservative threshold of 0.2 inches per second ppv at the nearest structure. In addition, it should be noted that no historic structures that could potentially be adversely affected (i.e., multi-story masonry structures) are known to exist in the project vicinity. Therefore, the generation of excessive groundborne vibration and associated noise levels attributable to the proposed project would be *less-than-significant*.

- c,d. See Response 11a.

³² U.S. Department of Transportation, Federal Transit Administration, Transit Noise and Vibration Impact Assessments, April 1995.

³³ California Department of Transportation, Transportation Related Earthborn Vibrations, June 1996.

³⁴ U.S. Department of Transportation, Federal Transit Administration, Transit Noise and Vibration Impact Assessments, April 1995.

- e,f. The closest public passenger airport is Sacramento City Executive Airport, located in the Airport-Meadowview Community approximately 5.1 miles northwest of the project site. The closest private airstrip is Sunset Sky ranch Airport, located approximately 5.5 miles southeast of the project site. The project site is not located within an airport land use plan area, or where such a plan has not been adopted, within two miles of an airport. The project site is not located within the aircraft noise and safety contours of either a public airport or private airstrip. As a result, the project site would not be subject to high levels of aircraft noise and would, therefore, not result in a safety hazard for people working in the area. Additionally, the proposed project would not affect nearby airport operations. Because the proposed project would not subject sensitive receptors to increases in aircraft noise levels, *no impact* would occur.

Issues	Potentially Significant Impact	Less Than Significant	Less-Than-Significant Impact	No Impact
12. PUBLIC SERVICES.				
<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a,b. The proposed project would be provided fire and police protection services by the City of Sacramento Fire and Police Departments.

The City bases its long-term demand projections for fire and police personnel and facilities on the amount of future development and hence future population that would result from buildout of the City under the City's General Plan. As indicated the Project Location/Description section of this Initial Study, the proposed project would result in the development of 724 residential units and 270,256 square feet of commercial development compared to buildout of the project site under the General Plan that would result in 1,114 residential units and no commercial square footage. The proposed project would thus result in a smaller resident population at the project site and hence a smaller demand for fire and police services than planned for under the City's General Plan. Hence, it is not anticipated that new fire or police facilities would need to be constructed to serve the proposed project. In addition, the project site is currently served by a fully developed roadway system, is directly adjacent to SR 99, is within close proximity to a fire station (City of Sacramento Fire Station #7, 1.2 miles to the northwest), and represents infill development rather than new development in an outlying area. Therefore, it is anticipated that emergency response times are, and would remain, acceptable under the proposed project. Based on the above, a *less-than-significant impact* would occur.

c. The proposed project would be provided school service by the Sacramento Unified School District. The proposed project would include a residential component and thus would generate a direct demand for school services and facilities from the District. This demand could manifest itself as an incremental increase in demand for existing school services and facilities, or could potentially manifest itself in a demand for new or altered school services and facilities if existing capacity is not sufficient. The latter would represent a *potentially significant impact*. This impact will be evaluated in the EIR.

d,e. The proposed project would be provided park service by the City of Sacramento Parks and Recreation Department. The City plans for parks and other public facilities based on the demand for such facilities that would be generated by buildout under its General Plan. While the proposed project would include the development of 724 residential units and thus would generate a direct demand for parks and other public facilities, this demand would be less than planned for the project site under the City's General Plan (i.e., 1,114 residential units). Hence, a *less-than-significant impact* would occur.

The proposed project would include a commercial component with approximately 890 employees that could generate an indirect demand for parks and other public facilities. However, it is anticipated that this demand would be minor. This is because the type of jobs to be created (lower paying community/neighborhood commercial jobs) would tend to be filled by existing unemployed residents in the community rather than by persons moving in from outside the Sacramento region in response to the new employment opportunities provided by the project. Therefore, a *less than significant impact* would occur.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
13. UTILITIES AND SERVICE SYSTEMS.				
<i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes, and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a,e. Wastewater treatment and disposal for the proposed project would be provided by the Sacramento Regional County Sanitation District's (SRCSD) Sacramento Regional Wastewater Treatment Plant (SRWTP). The SRWTP, located in Elk Grove, has a permitted treatment capacity of 181 million gallons per day (mgd) and currently treats approximately 155 mgd. An expansion is being planned to increase the capacity of the plant to 218 mgd, which would serve the buildout populations of the City and County of Sacramento and the City of West Sacramento through the year 2020.³⁵

³⁵ EDAW, Inc., Draft EIR for the 65th Street Transit Village Project (SCH #2000052093), prepared for the City of Sacramento, December 2001.

Using wastewater generation rates of 300 gallons/unit/day³⁶ for multifamily residences and 16.67 gallons/1,000 square feet/day³⁷ for commercial development, the 724 residential units and 270,256 square feet of commercial uses proposed under the College Square project would generate an estimated 221,705 gallons per day (gpd) of wastewater (0.222 mgd). This would represent 1% of the existing unused capacity at the SRWTP. The SRWTP thus has adequate existing unused treatment/disposal capacity to serve the proposed project even without the planned plant expansion to 218 mgd. Wastewater treatment plant capacity planning is forecasted on projections of future growth, which is based on buildout under existing General Plan land use designations. Because the quantity of wastewater to be generated by the proposed project would be less than that which would be generated under buildout of the project site under the existing General Plan (i.e., 1,114 res. units x 300 gallons/unit/day per unit = 334,200 gpd or 0.334 mgd) the proposed project would not generate wastewater in excess of existing or planned SRWTP capacity. In addition, the proposed project would not include the types of uses (i.e., industrial, manufacturing), which could create potential water quality issues at the SRWTP (such as high mercury, copper, etc.), which could interfere with the plant complying with its Regional Water Quality Control Board discharge permits. Therefore, a *less than significant* impact would occur.

- b. The project site is surrounded on all sides by urban development and represents infill development rather than the expansion of urban uses to an un-urbanized area. Existing City of Sacramento water mains and SRCSD sewer mains are currently located in Cosumnes River Boulevard and Bruceville Road, which run along the northern and western boundaries of the project site, respectively.³⁸ No extension of major water and sewer mains is required. Rather, only feeder lines off these major trunk lines will be necessary to serve the proposed project.

As stated in Response 13a, adequate wastewater treatment facilities and capacity currently exist to accommodate wastewater from the proposed project.

Water for the proposed project would be provided by the City of Sacramento. The City is currently under contract with the U.S. Bureau of Reclamation to receive a maximum of 326,800 acre-feet of surface water from the American and Sacramento Rivers annually. According to the SGPU EIR, the maximum water demand projected for the City at full buildout of the SGPU area, which includes the College Square project site, is approximately 216,954 acre-feet.³⁹ The City thus has adequate existing unused water capacity to serve the proposed project. For the same reasons as discussed for wastewater under Response 13a, adequate water facilities and capacity currently exist to provide water for the proposed project.

Based on the above, a *less-than-significant* impact would occur.

³⁶ City of Sacramento, City of Sacramento General Plan Update Draft EIR, page I-5, March 1987.

³⁷ EIP, Draft EIR for the R Street Corridor Plan, prepared for the City of Sacramento, July 1995.

³⁸ The Spink Corporation, Jacinto Creek Planning Area Infrastructure and Utilities Study, prepared for the City of Sacramento, October 30, 1996, Figures 3 and 4.

³⁹ Ibid, page 1-5.

- c. The 63-acre project site is located on vacant land located within the Jacinto Creek Drainage Master Plan (Master Plan) area. The Master Plan area covers 500-acres, which is split into five watersheds that drain into Strawberry, Jacinto, and Laguna creeks. The project site is located in Watershed 1, a 117.5-acre area bounded by Cosumnes River Boulevard on the north, Shasta Avenue on the south, Bruceville Road on the west and SR 99 on the east. As an input to planning for the future needs of the drainage area, the Master Drainage Plan made several observations/assumptions concerning Watershed 1: (1) the current stormwater drainage facilities were undersized and could not adequately convey runoff under buildout conditions; (2) Watershed 1 would be built out in accordance with the General Plan (largely multifamily residential with approximately 70% impervious surfaces); and (3) drainage infrastructure planning under the Master Plan is based on buildout under the General Plan

⁴⁰

The proposed project would require the construction of a new on-site stormwater drainage system that would discharge to existing off-site storm drain facilities located at the northwest corner of the Cosumnes River Boulevard and Bruceville Road intersection. Because the Drainage Master Plan for the Jacinto Creek Planning Area assumes development of Watershed 1 under the General Plan, which the Master Plan assumes would result in approximately 70% impervious surfaces, and because the proposed project would develop the project site with regional shopping center uses with approximately 82% impervious surfaces, the proposed project could potentially generate a greater quantity of stormwater runoff from the project site than anticipated in the Drainage Master Plan. This could potentially result in an exceedance of off-site storm drain capacity, thus requiring the construction of new off-site drainage facilities or the expansion of existing facilities, with associated *potentially significant impacts*. These impacts will be evaluated in the EIR.

- d. The City of Sacramento is the water supplier that would provide potable water for the proposed College Square project. As discussed under Response 13b, the SGPU and the Jacinto Creek Planning Area Infrastructure and Utilities Study provide information that supports the conclusion that the City has adequate capacity and infrastructure to provide water to the proposed project. However, new state legislation requires that additional data be gathered to determine whether sufficient water supplies exist to serve the project.

Senate Bill (SB) 610 (§10910 of the California Water Code), adopted in January 2001, ties approval of large developments (e.g., more than 500 dwelling unit equivalents) such as College Square to the availability of water supplies adequate to serve the proposed project as well as other anticipated growth in the water supplier's service area. Under SB 610, a Water Supply Assessment (WSA) must be prepared by the lead agency that demonstrates the availability of adequate existing and future water supplies to serve the project. The content requirements for the assessment include, but are not limited to, identification of the existing and future water suppliers, and quantification of water demand and supply by source in 5-year increments over a 20-year period. This information must be provided for average normal, single-dry, and multi-dry years. SB 610 further requires that the findings and conclusions of the analysis be included in the EIR for the project, and that the WSA be included as a technical appendix to the EIR.

Although preliminary evidence from the SGPU suggests that the City of Sacramento has adequate water supplies to serve the proposed project and cumulative development, a WSA is required under

⁴⁰ Ibid, page 5.

SB 610 to definitively make this determination. As a WSA has not yet been prepared for the proposed project, this impact is identified as *potentially significant*. This impact will be evaluated in the EIR. A WSA will be prepared for the project as required under SB 610 and summarized/included in the EIR.

- f.g. Seventeen different service providers, including the City, provide solid waste collection for commercial properties and businesses within the City of Sacramento. Each business and commercial property is responsible for contracting for their own solid waste collection service. The commercial solid waste haulers can dispose of the collected waste at whatever landfill facility or transfer station they select. The City of Sacramento has established a significance threshold for solid waste of 500 tons per year.⁴¹ Using generation rates of 6.4110 lbs/day/unit⁴² for multifamily residential and 0.0132 lbs/day/square⁴³ foot for commercial, it is anticipated that the proposed project would generate approximately 8,209 lbs/day or 1,498 tons per year of solid waste. Therefore, while the project would comply with all federal, state and local solid waste regulations, it would exceed the City's significance threshold for solid waste and thus would have a *potentially significant impact*. This impact will be evaluated in the EIR.

⁴¹ City of Sacramento, Initial Study for Florin Road McDonald's (P99-151), November 29, 2001.

⁴² Impact Sciences, Inc., Draft Environmental Impact Report for the Lent Ranch Marketplace project, SCH# 1997122002, prepared for the City of Elk Grove, October 2000, page 4.6-39.

⁴³ Ibid.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
14. AESTHETICS.				
<i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a, b. The project site is surrounded on all sides by urban development. The project site does not contain scenic resources such as rock outcroppings or historic buildings, is not located in an area designated as a scenic resource or scenic vista, and is not located along a State-designated scenic highway. Furthermore, the project site is not located on elevated terrain (which would make it more visible), and would not include the development of medium or high-rise development that could adversely affect scenic vistas (such as views of the Sierra Nevada). Therefore, *no impact* would occur.

- c. The project site is visible from an adjacent residential tract and senior housing to the northwest, Cosumnes River College to the west, and large-lot single family residences to the south. The site is also visible from motor vehicle traffic on SR 99, Cosumnes River Boulevard, and Bruceville Road. Development of the proposed project would result in the conversion of the project site from an existing vegetated vacant area with wetlands and at least three small groupings of trees to a lighted mixed residential and commercial development with structures of up to 45 feet in height, a substantial amount of hard scape (i.e., approximately 82% impervious surfaces such as buildings, parking lots and roadways), and lighted signage and parking lots. While this would represent a change in the appearance of the project site as seen from the adjacent uses, the project site is located in an urban area and is surrounded on all sides by urban development such that development of the site under the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings. Furthermore, development of the project site has been planned for in the General Plan and the potential environmental affects evaluated in the General Plan Update EIR. Hence, a *less than significant* impact would occur.

- d. The proposed project would result in the conversion of the project site from an unlit to a lit environment. While the development of the project site has been planned for in the General Plan and evaluated in the General Plan Update EIR, the character of the lighting that will be developed may potentially interfere with the nighttime views of adjacent uses. Hence, a *potentially significant impact* could occur and will be evaluated in the EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
15. CULTURAL RESOURCES.				
<i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	■	□	□	□
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	■	□	□	□
c. Directly or indirectly destroy a unique paleontological resource or unique geologic feature?	□	□	□	■
d. Disturb any human remains, including those interred outside of formal cemeteries.	■	□	□	□

Discussion

a,b,d. An archaeological and historic study conducted for the adjacent Cosumnes River Boulevard/SR 99 interchange in 1992 did not identify the presence of listed archaeological sites, historic sites, or human remain sites in the vicinity of the interchange. The study did indicate the presence of several less-than-significant historic resource sites, and recognized the potential for the interchange site and adjacent areas (such as the College Square project site) to contain as-of-yet undiscovered archaeological sites or human remains, which, if present, would require mitigation.⁴⁴

Records at the North Central Information (NCIC) of the California Historical Resources Information System (CHRIS) have not yet been consulted to determine if the project site contains listed archaeological resource or human remains sites. Therefore, the presence of listed archaeological resource, historical resources, and human remains at the project site has not been ruled out. In addition, the project site may contain as-of-yet undiscovered/unrecorded archaeological resources, historic resources (deposits rather than structures), and/or human remains. Any disruption or destruction of archaeological resources, historic resources, or human remains that may be present at the project site would represent a *potentially significant impact*. This impact will be evaluated in the EIR.

The southwest portion of the project site (the “southwest parcel”) contained several structures in January 2002, including a farm residence and several ancillary structures along Bruceville Road (APN 117-0182-020) and one small wooden storage shack approximately 500 feet further east (APN 117-0182-021). Based on a brief windshield survey of these structures in January 2002, it appeared that they could have been greater than 45 years of age and thus could potentially represent historic structures. The structures on the first parcel along Bruceville Road were removed under City permit during the first six months of 2002. The shack on the second parcel still stands. The City issued a demolition permit for the structures on parcel one after determining that the structures were not historic. It thus can be reasonably assumed that the small shack on the second parcel also does not

⁴⁴ City of Sacramento, Cosumnes River Boulevard/Calvine Road Interchange Draft EIR (SC #92022048), September 1992.

represent a historic structure. Its removal would thus result in *no impact* to historic resources. Obviously, if the records search to be conducted for the project site as discussed in the previous paragraph does list the shack as a potential historic resource, further study would be undertaken in the EIR to determine whether the shack represents a historic resource (i.e., a California Register of Historic Places eligibility evaluation).

- c. There is no evidence provided in the City of Sacramento General Plan, South Sacramento Community Plan, the EIR for these plans, or the Cosumnes River Boulevard/Calvine Road Interchange Draft EIR that the South Sacramento area, including the project site, contains unique paleontological resources. In addition, the project site is relatively flat and does not contain unique geological features. Therefore, *no impact* would occur.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
16. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a, b. The proposed project would be served by the City of Sacramento Parks and Recreation Department. The site would be developed under the proposed project with mixed residential and commercial uses, which would create a smaller on-site population than would buildout of the site under the existing General Plan land use designation of the site (see Response 12d for further discussion). Therefore, it is anticipated that demand for park and recreational facilities would be less under the proposed project than is planned for the site under the City's General Plan. Furthermore, the project would be subject to any City taxes and fees for park facilities and services, and thus would pay for any park demand created by the project. Hence, a *less than significant impact* would occur. A *less-than-significant impact* would occur.

The proposed project would create jobs (approximately 890) that could, potentially, generate an indirect demand for park and recreational facilities. However, it is anticipated that this incremental increase in demand would be insufficient to cause substantial physical deterioration of park or recreational facilities, or require the construction of new park or recreational facilities, for several reasons. First, it is anticipated that the majority of the jobs to be created by the proposed project (i.e., community/neighborhood commercial jobs) would be filled largely by existing Sacramento residents rather than by employees from outside the Sacramento region. Hence, only a small proportion of the jobs to be created by the proposed project would cause a new demand for park and recreational facilities. Second, it is unlikely that a substantial number of on-site employees would utilize local park facilities as these employees would be coming to the project site to work rather than to take time off for recreational purposes. Third, the proposed project would increase general fund tax revenues to the City, which would be expected to offset the cost of increased demand for park and recreational facilities to be created by the proposed project. For these reasons, a *less-than-significant impact* would occur.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
17. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	■	□	□	□
b. Does the project have 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)?	■	□	□	□
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	■	□	□	□

Discussion

- a. The proposed project would have the potential to degrade the quality of the environment by creating traffic, air emissions, noise, and by potentially impacting aesthetics and water quality. The project could also potentially reduce the number or restrict the range of a rare or endangered plant or animal species. Therefore, the project could have a *potentially significant impact*. This impact will be evaluated in the EIR (in terms of the environmental issue areas to be evaluated (i.e., traffic, air).
- b. The proposed project would generate traffic, air emissions, and noise, and could result in cultural resource and terrestrial biology impacts that, when added to other past, present, and reasonably foreseeable future projects, could result in impacts that are cumulatively considerable. Therefore, the project could have a *potentially significant impact*. This impact will be evaluated in the EIR (in terms of cumulative impacts).
- c. The proposed project would have the potential to generate traffic, air emissions, noise, aesthetics, and other impacts that could potentially cause substantial adverse effects on human beings. Therefore, a *potentially significant impact* would occur. This impact will be evaluated in the EIR (in terms of the environmental issue areas to be evaluated (i.e., traffic, air).

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Sacramento Metropolitan Air Quality Management District (SMAQMD). 1994. *CEQA Guidelines*.

The Spink Corporation, Jacinto Creek Planning Area Infrastructure and Utilities Study, prepared for the City of Sacramento, October 30, 1996, Figures 3 and 4.

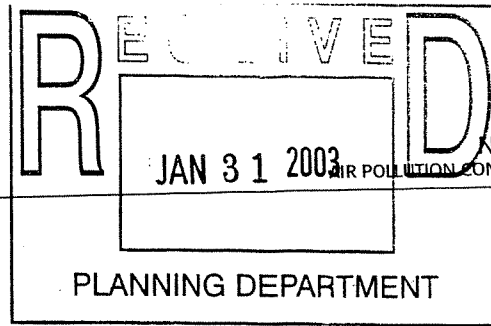
U.S. Department of Transportation, Federal Transit Administration. April 1995. Transit Noise and Vibration Impact Assessment.

U.S. Fish and Wildlife Service, Formal Consultation on College Marketplace Project (Corp #200000334), Sacramento County, California, February 7, 2002.

Office of Environmental Affairs
Attn B.S.
City of Sacramento
1231 I Street, Room 300
Sacramento, CA 95814

PUBLIC NOTICE

Appendix C
Comments Received on the NOP



January 29, 2003

Mr. Brad Shirhall, EIR Project Manager
 City of Sacramento, Planning and Building Department
 1231 "I" Street, Room 300
 Sacramento, CA 95814

**RE: NOTICE OF PREPARATION (NOP) FOR AN ENVIRONMENTAL
 IMPACT REPORT FOR THE COLLEGE SQUARE PLANNED UNIT
 DEVELOPMENT P00-147**

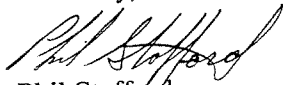
Dear Mr. Shirhall:

Thank you for referring this NOP to the staff of the Sacramento Metropolitan Air Quality Management District (District) for review and comment. Our comments are as follows:

1. If the project exceeds the District's "Thresholds of Significance" for emissions of reactive organic gases (ROG), oxides of nitrogen (NOx), or particulate matter (PM10), we recommend that the DEIR include mitigation measures to reduce these emissions to levels below the thresholds. Such measures could include the use of reduced-emission heavy-duty construction equipment. The Thresholds of Significance, as well as District Rules, are available at our web site, which is www.airquality.org.
2. If transportation will be provided to the senior housing component of the project, to transport residents to shopping facilities or to appointments, we recommend that the DEIR explore the use of reduced-emission vehicles as a further means of reducing operational emissions.
3. The requirements of District Rule 403 – Fugitive Dust will apply to any grading operation for this project. The DEIR should include the requirements of this Rule as a mitigation measure.

Should you have any questions regarding these comments, please contact me at 916-874-4885 or pstafford@airquality.org.

Sincerely,



Phil Stafford
 Associate Air Quality Planner

cc: Ron Maertz, SMAQMD

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California Regional Water Quality Control Board Central Valley Region

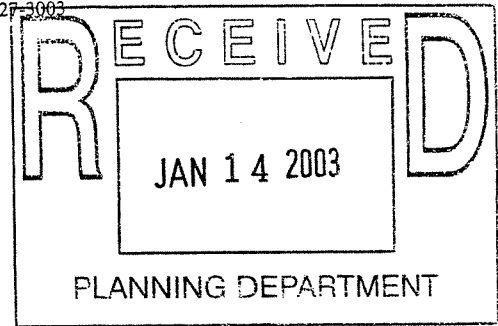
Robert Schneider, Chair



Gray Davis
Governor

Justin H. Hickox
Secretary for
Environmental
Protection

Sacramento Main Office
Internet Address: <http://www.swrcb.ca.gov/rwqcb5>
3443 Routier Road, Suite A, Sacramento, California 95827-3003
Phone (916) 255-3000 • FAX (916) 255-3015



13 January 2003

Brad Shirhall
City of Sacramento
1231 I Street, Room 300
Sacramento, California 95814

NOTICE OF PREPARATION FOR COLLEGE SQUARE P00-147, STATE CLEARINGHOUSE #2002122088, SACRAMENTO, SACRAMENTO COUNTY

We have received the above referenced College Square P00-147 Notice of Preparation and offer the following comments with which the Regional Water Quality Control Board (RWQCB) is concerned.

The proposed development would disturb more than five acres of land during construction. The project must be covered under the State NPDES General Permit for Discharges of Storm Water Associated with Construction Activity (General Permit). This can be accomplished by filing a Notice of Intent with the State Water Resources Control Board, Division of Water Quality. The project sponsor must propose and implement controls measures that are consistent with the General Permit and with the recommendations and policies of the local agency and the RWQCB.

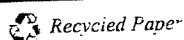
There are impacts to seasonal wetlands, vernal pools, seasonal marsh and the construction of ponds associated with the project. Development of the project would result in the fill of a total of 13.29 acres of Waters of the U.S.

Discharge of dredged or fill material to waters of the State without filing a Report of Waste Discharge is a violation of the California Water Code (CWC) as specified under Section 13376, which states as follows:

“Any person discharging dredged or fill material or proposing to discharge dredged or fill material into the navigable waters of the United States within the jurisdiction of this State shall file a report of the discharge in compliance with the procedures set forth in Section 13260...”

Regional Board Staff are unable to offer more specific comment at this time. However, I have attached a copy of our General Comments, which discuss the Regional Board's area of responsibility, and which should help guide you in the preparation of further CEQA documentation.

California Environmental Protection Agency





California Regional Water Quality Control Board Central Valley Region

Robert Schneider, Chair



Gray Davis
Governor

Justin H. Hickox
Secretary for
Environmental
Protection

Sacramento Main Office

Internet Address: <http://www.swrcb.ca.gov/rwqcb5>
3443 Routier Road, Suite A, Sacramento, California 95827-2002
Phone (916) 255-3000 • FAX (916) 255-3015

13 January 2003

Brad Shirhall
City of Sacramento
1231 I Street, Room 300
Sacramento, California 95814

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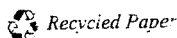
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Regional Board Staff are unable to offer more specific comment at this time. However, I have attached a copy of our General Comments, which discuss the Regional Board's area of responsibility, and which should help guide you in the preparation of further CEQA documentation.

California Environmental Protection Agency



Brad Shirhall
Sacramento County

- 2 -

13 January 2003

If you have any questions, please contact me at 916.255.3063.

A handwritten signature in black ink, appearing to read "Christine Palisoc". The signature is fluid and cursive, with the first name being more prominent.

CHRISTINE PALISOC
Environmental Scientist

Enclosure: Storm Water General Comments

cc: State Clearinghouse (w/out attachment)



Justin H. Hickox
Secretary for
Environmental
Protection

California Regional Water Quality Control Board Central Valley Region

Robert Schneider, Chair



Gray Davis
Governor

Sacramento Main Office

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Phone (916) 255-3000 • FAX (916) 255-3015

General Comments

The Central Valley Regional Water Quality Control Board (Regional Board) is charged with the protection of the Waters of the State of California in the Central Valley Region, including wetlands and stormwater quality. The Regional Board is responsible for administering the regulations established by the Federal Clean Water Act. Additionally, the California Water Code establishes broad state authority for regulation of water quality. The Water Quality Control Plan (Basin Plan) establishes water quality objectives for the Sacramento River and San Joaquin River Basins and explains the Regional Board's strategy for regulating water quality. The Basin Plan also describes the range of responses available to the Regional Board with regard to actions and proposed actions that degrade or potentially degrade the beneficial uses of the Waters of the State of California.

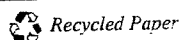
NPDES

Water quality degradation is regulated by the Federal National Pollutant Discharge Elimination System (NPDES) Program, established by the Clean Water Act, which controls and reduces pollutants to water bodies from point and non-point discharges. In California, the program is administered by the California Regional Water Quality Control Boards. The Regional Board issues NPDES permits for discharges to water bodies in the Central Valley Region, including Municipal (area- or county-wide) Stormwater Discharge Permits.

Projects disturbing more than five acres of land during construction must be covered under the State NPDES General Permit for Discharges of Storm Water Associated with Construction Activity (General Permit). On March 10, 2003 as part of the new Phase II storm water regulations, all construction activity that disturbs one acre or greater or is part of a larger common plan of development or sale will also require coverage under the General Permit. This can be accomplished by filing a Notice of Intent (NOI) with the State Water Resources Control Board, Division of Water Quality (State Board). An NOI and the General Permit can be obtained from the State Board at (916) 341-5536 or by visiting the stormwater website located at <http://www.swrcb.ca.gov/stormwtr>. The project sponsor must propose and implement controls measures that are consistent with the General Permit and with the recommendations and policies of the local agency and the RWQCB.

Projects that include facilities with discharges of Storm Water Associated with Industrial Activity must be covered under the State NPDES General Permit for Discharges of Storm Water Associated with Industrial Activity. This may be accomplished by also filing an NOI and contacting the State Board at (916) 341-5536 or by visiting the stormwater website located at <http://www.swrcb.ca.gov/stormwtr>. The project sponsor must propose control measures that are consistent with this, and with recommendations and policies of the local agency and the RWQCB. In a few cases, the project sponsor

California Environmental Protection Agency



The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at <http://www.swrcb.ca.gov/rwqcb5>

may apply for (or the RWQCB may require) issuance of an individual (industry- or facility-specific) permit.

Impacts and Mitigation Measures

Wetlands

Wetlands enhance water quality through such natural functions as flood and erosion control, stream bank stabilization, and filtration and purification of contaminants. Wetlands also provide critical habitat for hundreds of species of fish, birds, and other wildlife, offer open space, and provide many recreational opportunities. Water quality impacts occur in wetlands from construction structures in waterways, dredging, filling, and altering drainage to wetlands.

The Regional Board must certify that any permit issued by the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act (covering, dredging, or filling of Waters of the United States, including wetlands) complies with state water quality standards, or waive such certification. Section 401 Water Quality Certification is necessary for all 404 Nationwide permits, reporting and non-reporting, as well as individual permits.

All projects must be evaluated for the presence of jurisdictional wetlands and other Waters of the State. Destruction of or impact to these waters should be avoided. If the proposed project impacts wetlands or other Waters of the State and the project applicant is unable to demonstrate that the project was unable to avoid these adverse impacts, water quality certification will most likely be denied. 401 Certification may also be denied based on significant adverse impacts to wetlands or other Waters of the State.

Storm Water Quality Control

Storm water is the major source of fresh water to creeks and waterways. Storm water quality is affected by the variety of land uses and the pollutants generated by these activities. Development and construction activities cause both site-specific and cumulative water quality impacts. Water quality degradation may occur during construction due to discharges of sediment, chemicals, and wastes to nearby storm drains and creeks. Water quality degradation may occur after construction is complete, due to discharges of petroleum hydrocarbons, oil, grease, and metals from vehicles, pesticides and fertilizers from landscaping, and bacteria from pets and people. Runoff may be concentrated and storm water flow increased by newly developed impervious surfaces, which will mobilize and transport pollutants deposited on these surfaces to storm drains and creeks. Changes in runoff quantity or velocity may cause erosion or siltation in streams. Cumulatively, these discharges will increase pollutant load in creeks and wetlands within the local watershed, and ultimately in the Sacramento River and San Joaquin River Basins.

Project impacts should be minimized by developing and implementing a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP is required by the General Permit. The SWPPP should be consistent with the terms of the General Permit, policies and recommendations of the local agency (city or county) and the recommendations of the RWQCB. The SWPPPs should also be required for projects that may have impacts, but which are not required to obtain an NPDES permit. Preparation of a SWPPP should be a condition of development. Implementation of the SWPPP should be enforced during the

construction period via appropriate options such as citations, stop work orders, or withholding occupancy permits.

Impacts identified should be avoided and minimized by developing and implementing the types of controls explained in the San Francisco Regional Board's Field Manual available from the Friends of the San Francisco Estuary at (510) 286-0924 or visiting their website at www.abag.ca.gov/bayarea/sfep/about/friends

Site Planning

The project should minimize impacts from the project development by incorporating appropriate site planning concepts. This should be accomplished by designing and proposing site planning options as early in the project-planning phase as possible. Appropriate site planning concepts to include, but are not limited to the following:

- Phase construction to limit areas and periods of impact
- Minimize directly connected impervious areas
- Preserve local topography, existing drainage courses and existing vegetation
- Locate construction and structures as far as possible from streams, wetlands, drainage areas, etc.
- Provide undeveloped, vegetative buffer zones between development and streams, wetland, drainage areas, etc.
- Reduce paved area through cluster development, narrower streets, use of porous pavement and/or retaining natural surfaces
- Minimize the use of gutters and curbs which concentrate and direct runoff to impermeable surfaces
- Use existing vegetation and create new vegetated areas to promote infiltration
- Design and layout communities to reduce reliance on cars
- Include green areas for people to walk their pets, thereby reducing build-up of bacteria, worms, viruses, nutrients, etc. in impermeable areas, or institute ordinances requiring owners to collect pet's excrement
- Incorporate low-maintenance landscaping
- Design and layout streets and storm drain systems to facilitate easy maintenance and cleaning
- Consider the need for runoff collection and treatment systems
- Label storm drains to discourage dumping of pollutants into them

Erosion

The project should minimize erosion and control sediment during and after construction. This should be done by developing and implementing an erosion control plan, or equivalent plan. This plan should be included in the SWPPP. The plan should specify all control measures that will be used or which are anticipated to be used, including but not limited to the following:

- Limit access routes and stabilize access points
- Stabilize denuded areas as soon as possible with seeding, mulching, or other effective methods

- Protect adjacent properties with vegetative buffer strips, sediment barriers, or other effective methods
- Delineate clearing limits, easements, setbacks, sensitive areas, vegetation and drainage courses by marking them in the field
- Stabilize and prevent erosion from temporary conveyance channels outlets
- Use sediment controls and filtration to remove sediment from water generated by dewatering or collected on-site during construction. For large sites, stormwater settling basins will often be necessary

Chemicals and Waste Management

The project should minimize impacts from chemicals and wastes used or generated during construction. This should be done by developing and implementing a plan or set of control measures. The plan or control measures should be included in the SWPPP. The plan should specify all control measures that will be used or which are anticipated to be used, including, but not limited to the following:

- Designate specific areas of the site, away from streams or storm drains inlets, for storage, preparation, and disposal of building materials, chemical products and wastes
- Store stockpiled material and wastes under a roof or plastic sheeting
- Storm containers of paint, chemicals, solvents, and other hazardous materials stored in containers under cover during rainy periods
- Berm around storage areas to prevent contact with runoff
- Cover open dumpsters securely with plastic sheeting, a tarp, or other cover during rainy periods
- Designate specific areas of the site, away from streams or storm drain inlets, for auto and equipment parking and for routine vehicle equipment maintenance
- Routinely maintain all vehicles and heavy equipment to avoid leaks
- Perform major maintenance, repair, and vehicle equipment washing off-site, or in designated and controlled areas on-site
- Collect used motor oil, radiator coolant or other fluid with drip pans or drop cloths
- Store and label spent fluids carefully prior to recycling or proper disposal
- Sweep up spilled dry materials (cement, mortar, fertilizers, etc.) immediately - - do not use water to wash them away
- Clean up liquid spills on paved or impermeable surfaces using "dry" cleanup methods (e.g. absorbent materials, cat litter, rags) and dispose of cleanup materials properly
- Clean up spills on dirt areas by digging up and properly disposing the soil
- Keep paint removal wastes, fresh concrete, cement mortars, cleared vegetation, and demolition wastes out of gutters, streams, an storm drains by using proper containment and disposal

Post Construction

The project should minimize impacts from pollutants that may be generated by the project following construction, when the project is complete and occupied or in operation. These pollutants may include: sediment, bacteria, metals, solvents, oil, grease, and pesticides, all of which are typically generated during the life of a residential, commercial, or industrial project after construction has ceased. This

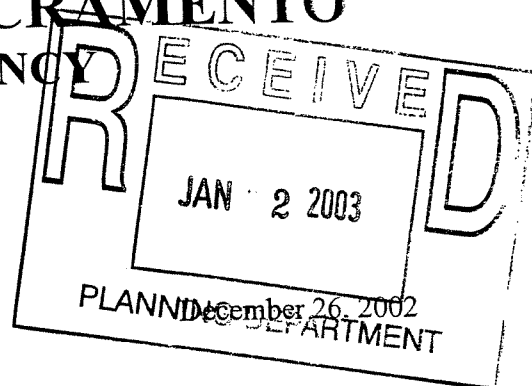
should be done by developing and implementing a plan and set of control measures. The plan or control measures should be included in the SWPPP.

The plan should specify all control measures that will be used or which are anticipated to be used, including, but not limited to, the source controls and treatment controls. Additional source of information that should be consulted for BMP selection includes the *California Storm Water Best Management Practice Handbook* available through Bay Area Stormwater Management Agencies Association. Visit their website at www.basmaa.org or via e-mail at info@basmaa.org.



COUNTY OF SACRAMENTO PUBLIC WORKS AGENCY

DEPARTMENT OF TRANSPORTATION
906 G Street, Suite 510
Sacramento, California 95814-1812
(916) 874-6291 • Fax No. (916) 874-7831



Mr. Brad Shirhall
EIR Project Manager
City of Sacramento
Planning & Building Department
1231 I Street, Room 300
Sacramento, CA 95814

**Subject: NOTICE OF PREPARATION (NOP) OF AN ENVIRONMENTAL
IMPACT REPORT FOR THE COLLEGE SQUARE PLANNED UNIT
DEVELOPMENT (APPLICATION NUMBER P00-147)**

Dear Mr. Shirhall:

The County of Sacramento Department of Transportation appreciates the opportunity to review the Notice of Preparation for the above referenced project. The traffic study for the development of the College Square project should include the following items.

1. Evaluation of project impacts on the traffic conditions during the AM and PM peak hour time periods.
2. The analysis should include existing, existing with project, cumulative and cumulative with project conditions.
3. Analysis of with and without the extension of Consumnes River Boulevard to I-5.
4. The intersections of the State Route 99 southbound off ramps and Calvine Road, State Route 99 northbound off ramps and Calvine Road, and Power Inn Road and Calvine Road should be included in the study scope. The roadway segment of Calvine Road from State Route 99 to Elk Grove-Florin Road should be included in the traffic study.

If you have any questions please call me at 874-6291.

Sincerely,

Jeffrey Clark, P.E., T.E.
Senior Civil Engineer

JEC:jec

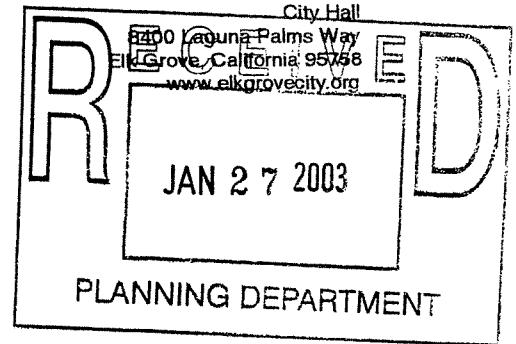
c. Steve Hong, IFS
Dan Shoeman



Development Services

David A. Storer, AICP
Assistant City Manager

Building Safety & Inspection (916) 478-2235
Community Enhancement (916) 478-2266
Economic Development (916) 478-2261
Planning (916) 478-2265
Public Works (916) 478-2247



January 16, 2003

Brad Shirall, Associate Planner
City of Sacramento Planning and Building Department
1231 "I" Street, Room 300
Sacramento, CA 95814

Subject: Notice of Preparation (NOP) for an Environmental Impact Report for the College Square Planned Unit Development (Application No. P00-147).

Thank you for the opportunity to review and comment on the Notice of Preparation for the College Square Planned Unit Development, date December 17, 2002. Upon reviewing the document we found the following items that need to be addressed in the EIR for the project.

- Potential growth inducement impacts associated with the commercial component of the proposed project.
- Potential impacts on the existing park and recreational facilities in the vicinity of the project.

Please send the EIR to our office when available.

If you have any questions, please contact me at 916.361.8384

Thank you,

David Young
Assistant Environmental Planner

Cc: Christine Crawford, AICP



10545 Armstrong Avenue

Mather

California

95655

Tele: [916] 876-6000

Fax: [916] 876-6166

Website: www.srscd.com

Board of Directors

County of Sacramento

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Illa Collin

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Warren H. Harada
Agency Administrator

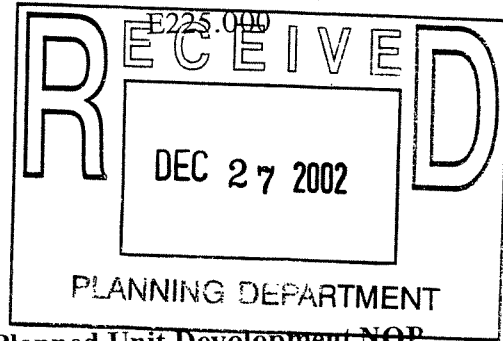
Robert F. Shanks
District Engineer

Marcia Maurer
Chief Financial Officer

Wendell H. Kido
District Manager

Mary K. Snyder
Collection Systems Manager

December 26, 2002



Brad Shirall
City of Sacramento
1231 I Street, Room 300
Sacramento, CA 95814

Dear Mr. Shirall:

**Subject: College Square Planned Unit Development NOP
APN: 117-0182-001,003,019,020,021,024,025,028,029, &
030; 117-0184-001 & 002
Control No. P00-147**

County Sanitation District 1 (CSD-1) has reviewed the subject documents and confirms that the Notice of Preparation finds that the project has a 'less than significant impact' on the sanitary sewer districts. The following conditions will be required of this project as outlined in our previous letters.

CSD-1 Conditions:

Connection to the public sewer system shall be required to the satisfaction of CSD-1.

A 20-foot public sewer easement shall be dedicated to CSD-1 on the final map. The sewer easement shall ensure continuous access for maintenance. Sacramento County Improvement Standards apply to any on-site sewer construction.

CSD-1 shall require an approved sewer study prior to the submittal of improvement plans for plan check to CSD-1.

The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that each parcel shall convey to the remaining parcels, as needed, private easements for storm drainage, water, and sanitary sewer at no cost at the time of sale or other conveyance of any parcel. A note stating the following shall be placed on the Final Map: **"The Parcels created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book __, Page __)."**

Brad Shirall
December 26, 2002
Page 2

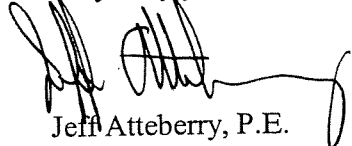
CSD-1 Advisories:

Gravity sewer service may not be available to entire project area. Sacramento County Improvement Standards apply to on-site sewer construction.

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

If you have any questions regarding these comments, please call me at 876-6094.

Very truly yours,



Jeff Atteberry, P.E.
Local Sewer Engineering

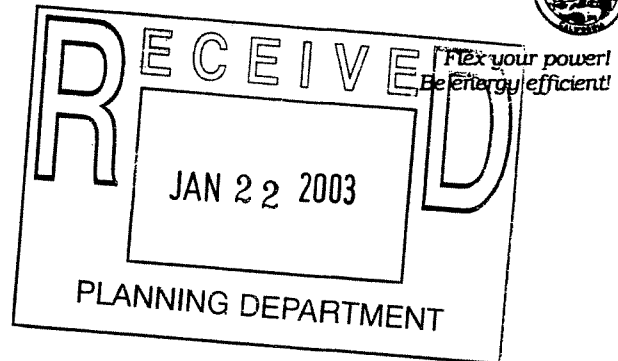
JA:ds

cc: Christoph Dobson

DEPARTMENT OF TRANSPORTATION

DISTRICT 3 – Sacramento Area Office

Antelope Oaks, MS 15
P.O. Box 942874
Sacramento, CA 94274-0001
PHONE (916) 274-0638
FAX (916) 274-0648
TTY (530) 741-4509



January 17, 2003

02SAC0158
03-SAC-99 PM 16.254
College Square (P00-147)
Notice of Preparation

Mr. Brad Shirhall
City of Sacramento
Planning Department
1231 I Street, Suite 300
Sacramento, CA 95814

Dear Mr. Shirhall:

Thank you for the opportunity to review and comment on the College Square mixed use project proposal. Our comments are as follows:

- All issues contained in our prior letter of September 17, 2002 (enclosed) are still valid and apply to this project.
- A right-of-way reservation for the future ultimate 8 lane State Route 99 freeway, interchange auxiliary lanes, and ramp modifications adjacent to this project should be provided where needed and addressed in the DEIR. Participation in future studies regarding right-of-way allowances for the freeway widening along West Stockton Boulevard should be included in the mitigation measures for this project.
- Exhibit 3, showing the "Proposed Schematic Site Plan", does not show the layout of the Light Rail Transit (LRT) station buildings, if any, to protect against inclement weather, or the latest alignment for the Phase 2 light rail line bordering this proposed development area on the west and south.
- The DEIR should include greater detail and discussion addressing how Transit Oriented Development (TOD) will be applied for this project. Measures should be taken to interface pedestrian, bicycle and bus travel with light rail in the 63 acre project to encourage the most LRT station use.

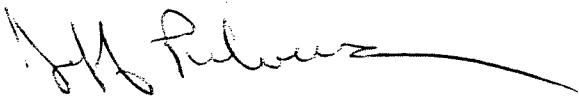
Mr. Brad Shirhall
January 17, 2003
Page 2

For example, the DEIR should describe how side walk placement, night lighting and bike routes would improve connectivity throughout the project. Bike storage facilities and lockers should also be planned near the LRT station.

- Site plans in the DEIR should expand on what is shown in Exhibit 3 to include the TOD development and the possible multimodal connectivity of pedestrian, bike, bus and LRT facilities, besides numerous parking lots emphasizing the promotion of vehicular use alone on the vacant 63 acres. A discussion of multi-level parking instead of so much at-grade parking should also be considered in the DEIR.
- To promote walking, bike and transit trips inherent with TOD development, will any service retail and restaurants be built in close proximity to the LRT station so that alternative transportation patrons may conveniently get food and shopping items? Illustrations should be provided to show the proximate connections between such commercial areas, the multimodal travel networks, the proposed Park and Ride Lot, and the LRT station. The DEIR should discuss how the project implements TOD development. The over abundance of vehicular parking areas shown in Exhibit 3 does not resemble TOD development.

Please provide our office with a copy of the DEIR and any further action regarding this project. If you have any questions regarding these comments, please contact Ken Champion at (916) 274-0615.

Sincerely,



JEFFREY PULVERMAN, Chief
Office of Regional Planning

c: Azedah Doherty, Sacramento Regional Transit

DEPARTMENT OF TRANSPORTATION

DISTRICT 3 - Sacramento Area Office
Office of Regional Planning, MS 41
P.O. Box 942874
Sacramento, CA 94274-0001
PHONE (916) 274-0638
FAX (916) 274-0648
TTY (530) 741-4509



*Flex your power!
Be energy efficient!*

September 17, 2002

02SAC0105

03-SAC-99 PM 16.254
College Square (P00-147)
Revised Application

Mr. Thomas Pace
City of Sacramento
Planning Department
1231 I Street, Suite 300
Sacramento, CA 95814

Dear Mr. Pace:

Thank you for the opportunity to review and comment on the College Square project proposal. Our previous comments, provided in the enclosed letter, dated December 21, 2000, still apply. In addition, we have the following comments:

- A preliminary assessment of this project indicates that it could generate an appreciable increase in trips for the immediate vicinity. This level of new trips will require a Traffic Impact Study (TIS) to be prepared to evaluate traffic impacts at the SR 99/Cosumnes Boulevard/Calvine Road Interchange. A "Guide for the Preparation of Traffic Impact Studies" can be obtained from the following website:

<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/> .

We will provide a hard copy of the guidelines if your agency does not have web access. The TIS should incorporate the following scenarios:

Existing conditions without the project
Existing conditions plus the project
Cumulative conditions (without the project)
Cumulative conditions (with project build-out, with and without the interchange)

- The traffic analysis should provide a Level of Service (LOS) analysis for the SR99 freeway ramps and ramp terminal intersections at the interchange. A merge/diverge analysis should be performed for

freeway and ramp junctions and all analysis should be based on AM and PM peak hour volumes. The analysis should include the (individual, not averaged) LOS and traffic volumes applicable to all intersection road approaches and turn movements. The procedures contained in the Year 2000 Highway Capacity Manual should also be used as a guide for the traffic study.

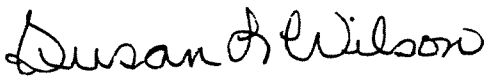
- Mitigation measures should be identified where the project would have a significant impact. Caltrans considers the following to be significant impacts:
 - Off-ramps with vehicle queues that extend into the ramp's deceleration area or onto the freeway.
 - Vehicle queues at intersections that exceed existing lane storage.
 - Project traffic impacts that cause any ramp's merge/diverge Level of Service (LOS) to be worse than the freeway's LOS.
 - Project impacts that cause the freeway or intersection LOS to deteriorate beyond LOS E for freeway and LOS D for highway and intersections. (If the LOS is already "E" or "F", then a quantitative measure of increased queue lengths and delay should be used to determine appropriate mitigation measures.)
- Possible mitigation measures to consider and corroborate with the traffic analysis include coordination of the following improvements with the project "build out":
 - Improving the SR99/Cosumnes River Boulevard Interchange signal phasing
 - Widening interchange ramps to increase capacity
 - Modifying ramp terminal intersections
 - Assessing right-of-way dedication needs for widened ramps
- The analysis of future traffic impacts should be based on a 20-year planning horizon.
- Future transportation systems assumed for cumulative conditions should only include those improvements, which are included in the Sacramento Area Council of Government's 2002 Metropolitan Transportation Plan.
- Project sign plans near the State Route 99 freeway depicting the layout, orientation, glare intensity, and size should be submitted to Caltrans for our review.

Mr. Thomas Pace
September 17, 2002
Page 3

- The proposed development of new residential and commercial units should mitigate construction activities such that any development would not contribute contaminants to storm waters handled by the State, for example oils, grease, sand, sediment, or debris. All runoff that enters State Route (SR) 99 right-of-way must meet Regional Water Quality Control Board (RWQCB) standards for clean water.
- This development area is west of SR99 and drains ultimately to a 48-inch culvert on the south side of Cosumnes River Boulevard. Any increases of discharge into the State drainage system must be mitigated. Existing drainage patterns must be perpetuated or improved within the State right-of-way. Pre and post-project discharge information should be supplied for Caltrans review.
- The incorporation of environmental Best Management Practices, i.e., retention ponds, infiltration trenches, or other drainage improvements should be used to mitigate drainage impacts from the proposed development.
- Any work conducted within State right-of-way will require an encroachment permit. For permit assistance, please contact Bruce Capaul at (530) 741-4408.

Please provide our office with copies of any further action regarding this project. If you have any questions regarding these comments, please contact Ken Champion at (916) 274-0615.

Sincerely,



for JEFFREY PULVERMAN, Chief
Office of Regional Planning

Enclosure

c: Azedah Doherty, Sacramento Regional Transit District

Mr. Thomas Pace
September 17, 2002
Page 4

bc: John Holzhauser, Office of Traffic Operations – Sacramento
Steve Hetland, Special Funded Projects
Dennis Jagoda, Hydraulics
Bruce de Terra, Office of Regional and Transit Planning
Bruce Capaul, Permits
Jennifer Hayes, Community Planning
Rebecca Covington, Sacramento County Regional Planning
Ken Champion, District 3 – Sacramento County LDR Coordinator

KC/ kc

DEPARTMENT OF TRANSPORTATION

DISTRICT 3, SACRAMENTO AREA OFFICE - MS 41
P.O. BOX 942874
SACRAMENTO, CA 94274-0001
TDD Telephone (916) 741-4509
FAX (916) 323-7669
Telephone (916) 324-6642



December 21, 2000

LSAC186
03-SAC-99 PM 16.254
College Marketplace (P00-147)
Application

Mr. Brad Shirhall
City of Sacramento
Planning Division
1231 I Street, Suite 300
Sacramento, CA 95814

Dear Mr. Shirhall:

Thank you for the opportunity to review and comment on the College Marketplace project. Our comments are as follows:

- A traffic impact study should be prepared to assess the project's impacts in the vicinity of the Cosumnes River Boulevard-Calvine Road/SR99 Interchange. The traffic study should incorporate the following scenarios:

Existing conditions without the project
Existing conditions plus the project
Cumulative conditions (without the project)
Cumulative conditions (with project build-out)

- The traffic analysis should provide a Level of Service (LOS) analysis for freeways, ramps, and ramp terminal intersections. A merge/diverge analysis should be performed for freeway and ramp junctions and all analysis should be based on AM and PM peak hour volumes. The analysis should include the (individual, not averaged) LOS and traffic volumes applicable to all intersection road approaches and turn movements. The procedures contained in the 1997 Update to the Highway Capacity Manual should be used as a guide for the traffic study.
- The traffic analysis for this project should consider the need for additional right of way to widen ramps and construct added auxiliary lanes (ie. a lengthened merge lane for the eastbound on ramp). The TIS should also focus on any necessary upgrades to ramp intersections.
- Consideration should be given to phasing the College Marketplace project "build out" with transportation improvements so as to maintain acceptable levels of service for all our transportation facilities.

- Mitigation measures should be identified where the project would have a significant impact. Caltrans considers the following to be significant impacts:
 - Off-ramps with vehicle queues that extend into the ramp's deceleration area or onto the freeway.
 - Vehicle queues at intersections that exceed existing lane storage.
 - Project traffic impacts that cause any ramp's merge/diverge Level of Service (LOS) to be worse than the freeway's LOS.
 - Project impacts that cause the freeway or intersection LOS to deteriorate beyond LOS E for freeway and LOS D for highway and intersections. (If the LOS is already "E" or "F", then a quantitative measure of increased queue lengths and delay should be used to determine appropriate mitigation measures.

Possible mitigation measures to consider and corroborate with the traffic analysis include coordination of the following improvements with the project "build out":

- Contributing fees to SR99/Cosumnes River Blvd.-Calvine Road Interchange improvements
 - Widening interchange ramps to increase capacity
 - Modifying ramp terminal intersections
 - Adding auxiliary lanes between interchanges
 - Increasing the ramp acceleration or deceleration lane length to improve merge/diverge operations
 - Adding signalization and ramp intersection geometric improvements
 - Providing freeway standard spacing of proposed project driveways from ramp intersections with preferable placement off side roads.
- Any near vicinity local road needs, with signalization and turn pocket improvements, centerlane refuge areas to improve traffic operations at the project site would be of interest to Caltrans.
 - The analysis of future traffic impacts should be based on a 20 year planning horizon.
 - Future transportation systems assumed for cumulative conditions should only include those improvements which are included in the Sacramento Area Council of Government's 1999 Metropolitan Transportation Plan.
 - The City must consider the "ultimate" freeway facilities that will be needed to serve area growth and development. Caltrans system planning indicates the need at this location for an ultimate eight lane freeway with auxiliary lanes, high occupancy vehicle lanes, ramp merge areas and metering devices, and traffic operation system elements. Right of way for emergency pull off paved shoulders, drainage, cut slopes, landscaping, sound walls, buried utilities, ramp widenings and tapers near interchanges, in combination with the aforementioned, could require a minimum of 226 feet of corridor width with added right of way needed near interchange locations. An appropriate right of way reservation should be provided.
 - Any runoff that comes from the proposed development must not contribute a contaminant load to storm waters handled by the State, for example oils, grease, sand, sediment, debris. All runoff that enters the State right of way must meet Regional Water Quality Control Board (RWQCB) standards for clean water.

- Any increases of discharge into the State drainage system must be mitigated. Existing drainage patterns must be perpetuated or improved within the State right of way. Pre and post-project discharge information should be supplied for Caltrans review. Environmental Best Management Practices (BMP) should be applied to mitigate any adverse drainage impacts from the proposed development.
- Project sign plans near the SR99 freeway depicting the layout, orientation, glare intensity and size should be submitted to Caltrans for our review.
- Any work conducted within State right of way will require an encroachment permit. For permit assistance, please contact Bruce Capaul at (530) 741-4408.

Please provide our office with copies of any further action regarding this project. If you have any questions regarding these comments, please contact Ken Champion at (916) 324-6642.

Sincerely,

Original signed by

JEFFREY PULVERMAN, Chief
Office of Regional Planning

bc: Steve Balog, Office of Traffic Operations – Sacramento
Navneet Singh, Office of Traffic Operations-Sacramento
Tom Neumann, Office of Advance and System Planning
Mike Forga, Special Funded
Steve Hetland, Special Funded - Sacramento
Jim Adams, Office of Right of Way Engineering
Tom Ganyon, Office of Right of Way-Local Assistance
Terry MacDonald, Office of Right of Way – Outdoor Advertising
Dennis Jagoda, Hydraulics
Bruce Capaul, Permits
Bruce de Terra, SACOG Liaison
Keith Rhodes, Design S-6
Ken Champion, District 3 – Sacramento County LDR Coordinator



Sacramento Regional
Transit District
A Public Transit Agency
and Equal Opportunity Employer

Mailing Address:
P.O. Box 2110
Sacramento, CA 95812-2110

Administrative Office:
1400 29th Street
Sacramento, CA 95816
(916) 321-2800
29th St. Light Rail Station/
Bus 36,38,50,67,68

Light Rail Office:
2700 Academy Way
Sacramento, CA 95815
(916) 648-8400

Public Transit Since 1973

January 28, 2003

Brad Shirhall
EIR Project Manager
CITY OF SACRAMENTO
Planning & Building Department
1231 I Street, Room 300
Sacramento, CA 95814

NAME OF DEVELOPMENT: College Square Project

TYPE OF DOCUMENT: Notice of Preparation (NOP) for an
Environmental Impact Report

Regional Transit (RT) staff has reviewed the Notice of Preparation (NOP) of an EIR for the proposed College Square Project and would like to provide the following comments:

Please note that these comments should be considered in conjunction with previous correspondences forwarded to the City regarding this proposal.

In our previous letters to the City, and in discussions with the project proponent, RT staff has consistently indicated that mixed use plans including housing, office, and retail are desirable at this location because they promote transit ridership.

The proposed project is located at the southeast corner of Cosumnes River College and Bruceville Road in the South Sacramento Community Plan area. The project proposes to construct 157,500 square feet of local neighborhood retail center uses (coffee house, pharmacy, restaurants, gas station, car wash,) on 20 net acres; approximately 42,000 square feet of community commercial uses located on 4 net acres; and approximately 70,756 square feet of office, child care and retail uses located on 7 net acres. This will generate approximately 890 on-site employees. Additionally, the project includes 724 senior and multi-family residential units located on 22 acres. This will generate approximately 1,210 on-site residents.

The proposal calls for an amendment to the City's General Plan from Medium-Density Residential to Community/Neighborhood Commercial and Office, Medium-Density Residential and High Density Residential;

modification of the City's Community Plan Amendment from Special Planning District to Residential and General Commercial; and a rezone from Highway Commercial, Limited Commercial, Office Building and Residential to Shopping Center-PUD.

RT has identified the South Sacramento Corridor Phase 2-alignment extension as a priority corridor. A portion of that alignment routes the light rail tracks south of Bruceville Road and turns east (south of the proposed project site) before crossing State Route 99. A transit station that provides approximately 700 park and ride spaces has been proposed for this portion of the alignment.

The NOP states in the project description (Page 4) that there are three alternative light rail alignments and station locations being considered by RT in the vicinity of College Square. The alignment and station locations are on the west, median or east sides of Bruceville Road. The document, however, states that "for purposes of the cumulative 'future year' analysis," only the west-side alignment will be assumed.

RT maintains that all the three alignments, at this point in the South Sacramento Corridor Phase 2 analysis, have equal value and should be considered in the analysis.

The NOP also states ("Alternatives", Page 7) that a "park and ride lot and bus transfer site serving a possible light rail station would be developed on 7.3 acres in the southwestern portion of the project site in place of 240 residential units under the proposed project." While RT commends the inclusion of the proposed 7.3 acres, staff recommends that the environmental document analyze the three park-and-ride options under consideration at the Cosumnes College/College Square LRT station.

The first option would provide 1,200 surface parking spaces on College-owned property west of Bruceville Road, on property north and south of the college entrance. The second option would provide 1,200 parking spaces in a parking structure on College-owned property west of Bruceville Road and north of the college entrance. The third option would provide 500 surface parking spaces on College-owned property west of Bruceville Road and north of the college entrance, as well as 800 surface spaces immediately across Bruceville Road.

The Initial Study states (page 29) that "because the entitlements being sought under the proposed project include a General Plan Amendment, Community Plan Amendment, and Rezone, there is a potential that the proposed project could affect the light rail ridership assumed by the City and RT in their transit plans (which are based on buildout under existing General Plan land use designations and zoning)." The EIR should analyze the impacts of the project development on light rail ridership (specifically the daily transit trips) that the project would generate based upon the proposed plan amendments and zone change vis-à-vis the current zoning. The EIR should indicate whether future LRT ridership would increase or decrease if the College Square project was built.

Please note that the ability to generate high ridership figures has been a major factor in RT's ability to secure funding for new light rail extension projects. Ridership figures for this alignment were based, partially, upon the General Plan adopted by the City, the Community Plan and land use zoning.

The Federal Transit Administration's Technical Guidance on Section 5309, New Starts Criteria (July 2000) identifies six factors that the FTA uses to measure the degree of transit supportive land use. These are: existing land use; containment of sprawl; transit supportive corridor policies; supportive zoning regulations near transit stations; tools to implement land use policies; and performance of land use policies. Several subfactors such as mixed use development, employment and population density, parking policies, etc., have also been developed to gauge the quality of the measurement factors.

It is therefore important to indicate in the analysis whether the request to amend the City's Plans and to change the site zoning will have a significant impact on the proposed adjacent transit station and whether this amendment will create an environment in which the proposed land uses do not support or promote high transit usage.

As development along transit/light rail corridors occurs, land uses that are compatible with transit will be critical in RT's effort to maximize transit usage. RT's policy prefers to "locate mixed use, high intensity developments in areas surrounding existing, programmed and adopted light rail and bus transit corridors according to specific site design guidelines" (Page 7-10, Transit Master Plan).

Further, the Initial Study suggests that "the project as planned would be 'overparked', meaning that the applicant proposes more parking than required by City Code, which could conflict with the City's alternative transportation goal." (Page 29). RT generally encourages establishment of incentives such as reduction in parking in order to increase transit usage. Because parking generally competes with transit, RT encourages restriction of parking around commercial development that has access to light rail stations or transit corridors (RT Transit Master Plan, page 7-22). As stated in the Initial Study document, the EIR should evaluate the consistency of the proposed project with transit plans and policies of the City and RT with regards to parking spaces proposed for the development.

As part of the South Sacramento Corridor Phase 2 Study, RT is examining the possibility of locating a light rail maintenance facility in the vicinity of the College Square Project, off Cotton Lane (please see enclosed map). The EIR should consider the impacts of locating a maintenance facility at this site in its analysis.

In summary, RT would like the following areas to be adequately analyzed in the EIR:

- 1) The EIR should address all the three possible light rail alignments and station locations along Bruceville Road presently being considered in the South Sacramento Corridor Phase 2 Study;

- 2) The EIR should analyze and provide an estimate of proposed park and ride spaces for the three possible alignments.
- 3) The EIR should analyze the project's impact on transit ridership (specifically, the daily transit trips) that the project would generate based upon the proposed plan amendments and zone change vis-à-vis the current zoning. Additionally, the EIR should investigate whether the proposed amendments will create an environment in which the proposed land uses do not support or promote high transit usage.
- 4) The EIR should indicate whether future LRT ridership would increase or decrease if the College Square project was built.
- 5) The EIR should examine the consistency of the proposed project with transit plans and policies of the City and RT with regards to parking spaces proposed for the development.
- 6) The EIR should consider the impacts of locating a maintenance facility at this site in its analysis.
- 7) Additionally, the EIR should evaluate the potential traffic impacts on circulation patterns in the project area particularly as it relates to the movement of buses.
- 8) The EIR should address the potential of mitigating traffic and transit impacts during the construction stages of the project. Strong connectivity and ease of transit mobility during the construction stages should be emphasized.

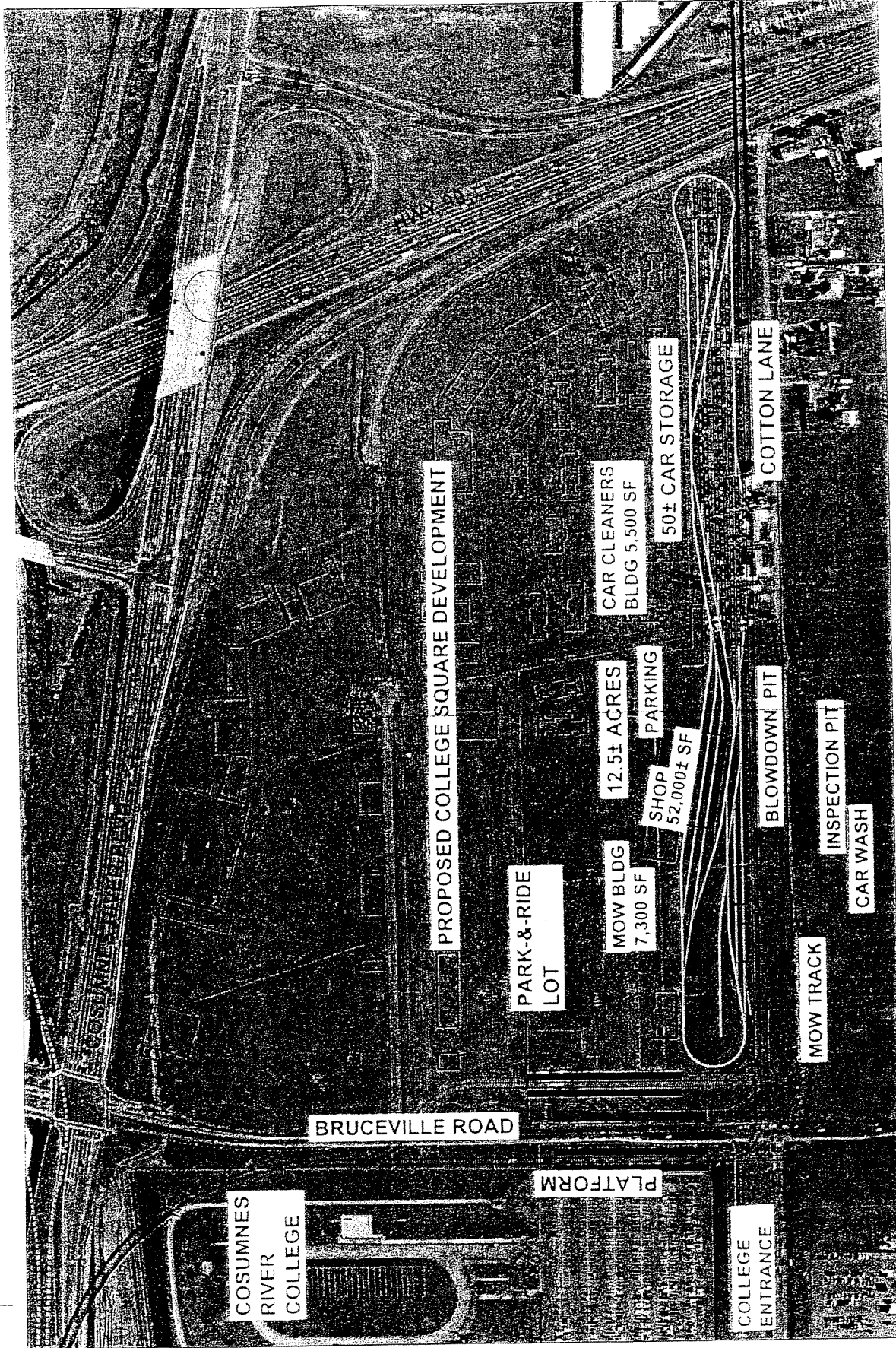
Thank you for providing RT an opportunity to review this project. If you have any further questions regarding these comments and recommendations, please contact Taiwo Jaiyeoba, Senior Planner at 321-2870 or tjaiyeoba@sacrt.com.

Sincerely,



Azadeh Doherty
Planning Manager

- c: Mike Wiley, Director of Customer Services, RT
David Melko, Policy & Program Manager, (Project Manager, South Sacramento Corridor Phase 2), RT
Don Smith, Assistant Project Manager, South Sacramento Corridor Phase 2
Maureen Daly Pascoe, Real Estate Administrator (TLC Coordinator), RT
Taiwo Jaiyeoba, Senior Planner, RT
Thomas Pace, Senior Planner – South Area Team, City of Sacramento

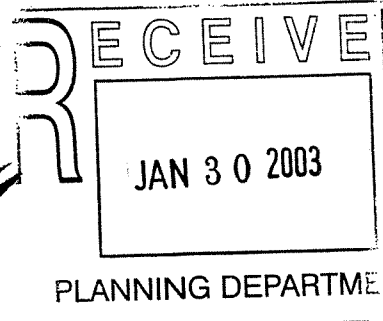


TENTATIVE & PRELIMINARY - FOR STUDY PURPOSES ONLY

COTTON LANE MAINTENANCE FACILITY SITE OPTION
Figure 2.4-23

South Sacramento Corridor
Phase 2 Project





North Laguna Creek Neighborhood Association
P.O. Box 233375
Sacramento, California 95823-3127

Mr. Brad Shirhall, EIR Project Manager
City of Sacramento
Planning & Building Department
1231 I Street, Room 300
Sacramento, CA 95814

**RE: Notice of Preparation (NOP) for an Environmental Impact Report –
College Square Planned Unit Development – Application No. P00-147**

Dear Mr. Shirhall,

The North Laguna Creek Neighborhood Association is glad to have the opportunity to comment on the Notice of Preparation process for the College Square project identified above.

For the record the Association would like to mention two very important noticing requirements that were not performed efficiently during the City of Sacramento's NOP process: 1) The Association was not officially notified of the NOP meeting scheduled for January 22, 2003, nor was the President of the Association personally notified well in advance of such meeting; 2) The NOP meeting was not scheduled in the immediate vicinity of the project, therefore no community members were present except two members of the Association that were notified indirectly by a third party. It is extremely important that parties living near or adjacent to the proposed project be notified of the NOP process to allow for sufficient time for review and comment on proposed studies to be undertaken by the City in preparation of the environmental impact report.

1. The project proposed is located on 63 gross acres of vacant land immediately adjacent to Hwy 99 Calvine/Consumnes River Boulevard interchange. A large portion of the project is proposed Highway Commercial. Therefore, the EIR should consider the cumulative impacts of peak hour AM/PM traffic, noise, and air pollution upon the Hwy 99 intersection and surrounding land uses to the West, in conjunction with the proposed

project. The EIR should include in the Study Scope, the potential widening of Bruceville Road to six lanes, as well as, the City draft EIR currently in process for the Cosumnes River Boulevard "punch through" from Interstate 5 to Hwy 99, all major and local surface streets, such as, West Stockton Boulevard.

2. The project as proposed includes up to 270,256 sq.ft. of Highway Commercial, neighborhood retail and community commercial on 51 net acres including 70,756 sq. ft. of office, childcare and retail uses for approximately 26 commercial buildings for a range of up to 45 feet in height. This project includes the extension of the South Line Light Rail. The potential growth inducing impacts associated with the commercial component of this project are significant. Therefore the EIR process should consider a "reasonable alternative" to reduce the commercial component of the project and consider reducing parking requirements and instilling parking restrictions to include "underground" parking, as well as, combining a mixture of land uses adopted in TOD land use concepts currently published by the Department of Transportation in the Statewide Transit-Oriented Development Study and RT's Transit for Liveable Communities Study for ways to reduce the potential impacts from heavy vehicular uses.

3. The project site planning should be reviewed using a reasonable range of alternatives to reduce the impacts of runoff, traffic, air quality and noise by using narrower streets, wider sidewalks, increased vegetation and trees to landscape and shade the project. The project alternative design should provide more connectivity between the commercial component and residential component so as to reduce reliance upon vehicle use and increase the "walkability" to the nearby proposed Light Rail Station. The introduction in the project of more greenspace, wider landscaped corridors, landscaped berms and inclusion of a larger park design to serve the 724 senior and multifamily residential units proposed. A reasonable alternative to site planning should incorporate a mix of uses of residential to include, cluster single family, condominiums, and townhouses with underground parking so as to encourage walkability and achieve the land uses proscribed in transit oriented development.

4. Future South Line Light Rail expansion, including a station on the west or east side of the project (including a bus terminal station) should be considered as a reasonable alternative study for multi-modal use in the DEIR. Such site design would reduce the impact of VMT, air and noise attenuation. Alternative site planning could include adequate street design, rolled curbs, and traffic crossing devices to encourage walkability and connectivity to the adjacent land uses, such as, the nearby Cosumnes River College. The DEIR should include greater coordination with RT for the Southline LR project, including a layout of the proposed station buildings and bus stops stations, with appropriate bicycle/pedestrian connections.

Brad Shirhall
Page Three

Thank you for the opportunity to provide comments during the NOP process. Please inform the North Laguna Creek Neighborhood Association of your responses, as well as, the providing a copy of the Draft Environmental Impact Report upon completion.

Sincerely,

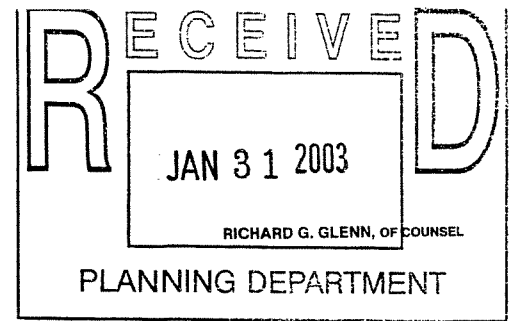


Angela Torrens, President
North Laguna Creek Neighborhood Association

MARCUS J. LO DUCA
CRAIG M. SANDBERG

SANDBERG & LO DUCA
ATTORNEYS AT LAW

3300 DOUGLAS BOULEVARD, SUITE 365
ROSEVILLE, CA 95661
TEL (916) 774-1636
FAX (916) 774-1646



January 30, 2003

*Fax Recd.
ON*

Mr. Brad Shirhall
EIR Project Manager
City of Sacramento
Planning & Building Department
1231 I Street, Room 300
Sacramento, CA 95814

Re: College Square (P00-147) - - Notice of Preparation for an
Environmental Impact Report (EIR NOP)

Dear Mr. Shirhall:

On behalf of College Marketplace, LLC, developer of the College Square project, thank you for the opportunity to comment on the College Square EIR NOP. My client and the rest of the College Square project team look forward to continue working with the City in the processing of our application, and to bring a high quality transit-oriented, mixed use project to the South Sacramento community.

Our only comment on the EIR NOP is to the project objectives section. As set forth in our application, the specific College Square project objectives to be included in the College Square EIR are as follows:

1. Provide an urban infill project focused on needed neighborhood and community retail services, to support the City's jobs-housing balance goals and to address air quality objectives by incorporating Light Rail into its overall circulation system. The design complements future employees on the project site, students at Cosumnes River College, local residents and future high-density residential uses.

2. Provide neighborhood and community serving retail for the South Sacramento community that is in close proximity to existing and future residents, Cosumnes River College, area hospitals, and the traveling public. The project located adjacent to major arterials and Highway 99 will have enhanced visibility and appeal that will assure the project's long-term success.

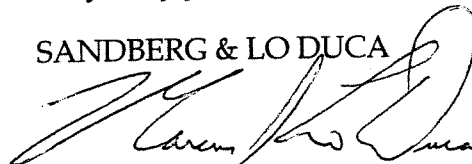
3. Provide a major employment center immediately adjacent to Cosumnes River College, Highway 99, zoned high-density residential uses, light rail and the nearby senior housing developments.

4. Provide a retail center of significant size to serve South Sacramento residents and the surrounding community.
5. Provide a location for a future Light Rail station. The station is expected to be located close to the center of the Cosumnes River College campus and adjacent to the retail center of the College Square project, zoned high-density residential uses, and within walking distance of both residents and students.
6. Provide a more cost effective Light Rail alignment for the Regional Transit District. This will be accomplished through the dedication of a portion of the required Light Rail right of way along the southern boundary of the College Square site.
7. Provide a more cost effective location for the future park and ride lot. The conceptual park and ride lot will be located near both the main activity center of Cosumnes River College, future high density residential uses and future retail uses.
8. Provide an opportunity for a multi-use transit center, for Light Rail, bus connections and pedestrian and bicycle usage.
9. Provide utility line extensions into an area that is presently unserved. The utility extensions will particularly benefit zoned multi-family parcels to the south of the project, which cannot be developed without the needed utility connections at Bruceville Road and Cosumnes River Boulevard.

We appreciate the opportunity to comment on the College Square EIR
NOP.

Very truly yours,

SANDBERG & LO DUCA



Marcus J. Lo Duca

MLD/tb

cc: Doug Sutherland
Bradley Cutler
Richard Sambucetti

Appendix D

Comments Received at the Public Scoping Meeting

COLLEGE SQUARE ENVIRONMENTAL IMPACT REPORT

PUBLIC SCOPING MEETING

PUBLIC COMMENTS

WEDNESDAY, JANUARY 22, 2003

6:30 P.M.

MEADOWVIEW COMMUNITY CENTER

SACRAMENTO, CALIFORNIA

COPY

REPORTED BY:

ESTHER F. SCHWARTZ
CSR NO. 1564

APPEARANCES

1
2
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FOR THE CITY OF SACRAMENTO:

BRAD SHIRHALL

EDAW:

ROBERT HILMAN
HOLLY KEELER

DEVELOPER:

BRADLEY CUTLER

AUDIENCE:

ANGELA TORRENS
LAURA LEAVITT

---oOo---

1 SACRAMENTO, CALIFORNIA

2 WEDNESDAY, JANUARY 22, 2003, 6:30 P.M.

3 ---oOo---

4 (Presentation having been given previously.)

5 MR. SHIRHALL: We have one speaker slip filled out by
6 Angela Torrens, from the North Laguna Creek Neighborhood
7 Association, who wishes to get up and speak about the work.

8 Please come up here, if you would.

9 MS. TORRENS: I am Angela Torrens, president of the
10 North Laguna Creek Neighborhood Association. Laura Leavitt
11 and I for well over ten years have been together. We follow
12 the development and transportation community issues in our
13 area for quite a long time.

14 Our association borders are north of Sheldon Road, east
15 of Franklin Boulevard, south to Cosumnes River Boulevard,
16 east of 99 -- west of 99. So, as you can see, if you take
17 into consideration that the boundaries we established over
18 the years that we have worked in the community from marking
19 boundaries. There are a number of typical uses in the
20 community that really should have a very particular active
21 role in this particular project and that unfortunately has
22 not happened tonight.

23 We've got Valley Hi High School in our boundaries and
24 we've got the community college which is Cosumnes River
25 Community College in our boundaries and we've got more than

1 2,000 residential structures.

2 Am I correct on that?

3 MS. LEAVITT: Yes.

4 MS. TORRENS: That is not to include the residential
5 structures that are under construction directly south of
6 this project.

7 Our association has talked with the developers several
8 times, and he's very nice to accommodate and to discuss with
9 us various issues and concerns that we have. We have spoken
10 to planning and worked with Brad Shirhall in the past and
11 very happy to see that they have been willing to speak to us
12 and provide us with information and resources so that we can
13 take a look at this project much closer than we would other
14 projects that wouldn't necessarily entail the Light Rail
15 expansion.

16 We followed the south line of the Light Rail expansion
17 project all last year. Laura Leavitt, our former president,
18 followed the expansion as well as the current environmental
19 process that they will be entering for the south line Light
20 Rail expansion to the boundaries behind Cosumnes River
21 College. I think one thing I want to notice right offhand
22 that has caused great concern for me is the noticing process
23 for this NOP process. I unfortunately received notice on
24 the NOP process directly from the Councilwoman Parnell's
25 office. That was date stamped November 24th. I wonder why

1 I didn't get a personal copy. I have a P.O. Box. They have
2 my home address as well as Laura's home address. There was
3 some type of mixup, so I didn't receive a notice that would
4 give me enough time to notify the community. I currently
5 don't have resources to notify the community. I do know the
6 community would be very, very interested in this project. I
7 have discussed it with community members in the past, but
8 never to this detail, never at this juncture with you as
9 experienced on the environmental phase.

10 So I guess one of my first requests as neighborhood
11 association president would be to have this particular
12 meeting, this NOP meeting, in the immediate vicinity of the
13 project so our community would have the opportunity to come
14 out and take a look at it, to listen to the various
15 professions that are here that can present the various
16 concepts and planning ideas and environmental ideas that are
17 entailed in this project. And so I want to make that my
18 first request, that we have this meeting continued to an
19 area that would be in the vicinity of our community. One of
20 the several focus points that we have used is the elementary
21 school. We have a number of our community meetings there.
22 Councilwoman has been a very good access point for members
23 to come out and provide their input, as we have very active
24 members who are interested in what is going on.

25 In the discussion that we had concerning this project,

1 so many of the issues that are prevailing issues that are
2 still unresolved are the transit oriented development issues
3 that we have wanted to see incorporated into the project.
4 We looked at transit oriented development in the past year,
5 two, three years. Laura and I have both gone to see them.
6 We visited them. We have done research. We realize that
7 the transit oriented development idea is a positive
8 approach, and we looked at some of the particular site plans
9 for this particular project and we feel considerable input
10 that needs to be had, especially from the community, not
11 from Laura, but from the entire community.

12 We have also followed some existing projects that have
13 come into the area. That is Strawberry Creek Project that
14 came in just recently, approved by the City on the northern
15 portion of Cosumnes River Boulevard and Bruceville Road
16 intersection. We are concerned about the cumulative impact
17 of this project. It is our concern to make sure to ensure
18 that the scope of the environmental study will extend to
19 uses on all sides of the intersection that are currently
20 issues on the City of Elk Grove site, which would be west of
21 99 that are developing out as we speak.

22 There is a large mega campus that are currently under
23 construction. There are a number of projects on the city
24 side that are going to and should be discussed in whole as
25 they effect this project. One would be the Cosumnes River

1 Boulevard punch through. The others would be the listed
2 projects that were sent to me by Councilwoman on Bruceville
3 Road widening, Consummes Boulevard extension, Sheldon Road
4 interlink and a number of major thoroughfares that affect
5 the livability and vitality of future projects.

6 And so my concern for the neighborhood, at least at
7 this point, is to make sure your environmental process will
8 extend to these existing uses and proposed uses. And
9 secondly, I think that basically some of the cursory review
10 of this project and our discussions with the developer.
11 There a number of things of the project that we are -- we do
12 not feel meet the transit oriented development concept. And
13 understanding that a portion of this project is commercial
14 and understanding that a portion is just alternative for a
15 transit station, we have to take into consideration the
16 phase and the level of discussions that are going on right
17 now in RT to extend the Light Rail behind the project.
18 There are apparently some alternatives that are existing
19 now. Discussions concerning application of a Light Rail
20 station would have some impact on how this project is built
21 out. We have made a case several times in our discussion
22 with city staff as well as the developer that we would like
23 to see some very, very good mix use components in here.
24 Some of the mix use components that we have mentioned before
25 that we have not seen directly in just the multifamily

1 portion of the project, the mix use -- live, work,
2 condominiums, townhouses or anything above retail that would
3 in any way fit the transit oriented concept.

4 I understand this project is not subject to a transit
5 overlay zone, so I think our approach here is to be more
6 meticulous than normally would be because the zoning is in
7 question here. The city zones currently for this project
8 made originally in the community called for residential.
9 But I think that if you take into consideration the transit
10 oriented concept here and how it can work in this particular
11 project and work from successfully for the south area, we
12 would want definitely to look at those TODs now that are
13 available Internet wide just about anywhere that two
14 describe components of how commercial and residential can
15 work together with the pedestrian walkways interconnectivity
16 and plants can work to make this project a fully functioning
17 project and a successful one. We are not at that step now.
18 Right now in the environmental process I have some serious
19 concerns about, first off, the community not having the
20 ability yet to provide input on this project. The idea that
21 we have not fully discussed transportation plans surrounding
22 this project, we have not fully discussed how transportation
23 would work, where parking would work, where residential
24 would work in concert with the commercial that is being
25 proposed. We are talking about a project right now that

1 would have increased vehicular impact in an area right now
2 that is truly impacted by vehicles. We have a college that
3 is servicing thousands of students that commute on
4 Bruceville Road via 99 freeway. They currently don't have a
5 place to go. Currently Bruceville Road is backed up.
6 Unfortunately we are not able to get into the neighborhood
7 as we speak. It is very difficult for us to try to
8 visualize the accepted project unless we have some assurance
9 there would be solid transportation plans involved here that
10 would not only deter traffic, but deter vehicular use and
11 encourage the workability of pedestrian oriented use. The
12 types of uses that some of them are would encourage some
13 pedestrian uses. That would be your senior assisted living
14 and your senior independent living complex.

15 The project as is now is currently devoid of any green
16 space. There is no internal park involved in this
17 project. There are concerns that we have regarding the
18 amount of commercial versus the amount of business, that is
19 job generating types of businesses, that would encourage the
20 increasing jobs, some of the concepts that have already been
21 developed by RT and transit for livable communities have not
22 been fully developed in this project. Therefore, we have
23 concerns, as it is presented here and as proposed, upon the
24 impacts it would have on traffic and the ability for it to
25 fully function as a project and reduce vehicular use and

1 increase walkability. We are not quite at that phase yet
2 and I think as a neighborhood we need to have a full
3 discussion. We have the full discussion. We haven't had
4 that opportunity yet. I am going to make that case now,
5 that I think one of the things which we can do as a group is
6 have a full discussion on this project. The NOP process is
7 very stringent. It gives us so many days to respond, but we
8 haven't got enough community input to give you a full
9 response. It is not fair to the community for me to write a
10 letter on their behalf when they haven't had an opportunity
11 to be involved in the project.

12 It was first introduced, I believe, at a community
13 meeting that Bonnie Parnell had, and it was given probably
14 less than a couple of minutes. If there is a project going
15 into our area, we need to take a look at the consideration
16 of possibly causing a great deal of what I would call future
17 impacts to the area that need to be looked at and mitigated
18 very carefully.

19 We have, as I said, the build-out of a number of
20 residential units and Cedar Creek is going to increase not
21 only the current congestion that we have on the roads but
22 probably just going to create gridlock. I don't think the
23 community is going to buy into it unless ensured of a smooth
24 transportation plan that is going to work for this project
25 when eventually designed. And they are going to be able to

1 avail themselves of the services that they project is
2 proposed. And that this project also could serve more uses
3 than are originally proposed. We don't see things
4 incorporated into the project that would serve the students
5 and the college.

6 I don't know what the college position on the project
7 is. I know the college is concerned about the Light Rail
8 station, the future alignment of the Light Rail station and
9 all that has. This project is going to be blended in with
10 those plans that are currently under review by RT. So it
11 is our concern that without having a whole picture, not
12 seeing the whole project, we are not -- Laura and I are not
13 convinced it is going to be on a positive impact.

14 Is there anything else I need to say?

15 MS. LEAVITT: I don't believe this is going to be
16 conducive to Light Rail use. That is a major issue.

17 MS. TORRENS: One of the purposes of the Light Rail
18 studies and what purposes that RT incorporated in the
19 studies is to increase ridership. I think that we need to
20 move that a little further on this design, this site plan,
21 to get to a point where we have said it is going to increase
22 ridership. That goes to the vitality of the Light Rail
23 system, and we want that to work well in that area. I
24 cannot wait for it for it to come, cannot wait.

25 Is there anything else I missed other than mentioning

1 for the major component, the multifamily that we had
2 concerns, lack of mixed residential and lack of business
3 professional?

4 Then I'm done. I'm done for now.

5 Thank you.

6 MR. SHIRHALL: I am not sure if Ms. Leavitt has
7 anything to add tonight?

8 MS. LEAVITT: No.

9 MR. SHIRHALL: If anybody wants to get up, add input,
10 you are welcome.

11 I think that closes our public comment period, and if
12 you do have more to add and you want to drop something in
13 the mail to us, that is fine. The information is here, give
14 me a letter. You can fax it to me. Certainly talk to you
15 on the phone, too.

16 Thank you very much.

17 (Public comment period adjourned 7:10 p.m.)

18 ---oOo---

1 REPORTER'S CERTIFICATE

2
3
4 STATE OF CALIFORNIA)
5 COUNTY OF SACRAMENTO) ss.

6
7
8 I, ESTHER F. SCHWARTZ, certify that I was the
9 official Court Reporter for the proceedings named herein,
10 and that as such reporter, I reported in verbatim shorthand
11 writing those proceedings;

12 That I thereafter caused my shorthand writing to be
13 reduced to printed format, and the pages numbered 3 through
14 12 herein constitute a complete, true and correct record of
15 the proceedings.

16
17 IN WITNESS WHEREOF, I have subscribed this certificate
18 at Sacramento, California, on this 29th day of January 2003.

19
20
21
22
23
24 ESTHER F. SCHWARTZ
25 CSR NO. 1564

Appendix E-1
Preliminary Drainage Report

COLLEGE SQUARE
PRELIMINARY DRAINAGE REPORT

December 5, 2002

Prepared By:

Doucet & Associates, Inc.

3300 Douglas Blvd., Suite 475

Roseville, California 95661

Phone: 916-780-2005

Fax: 916-780-2015

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INTRODUCTION

This Drainage Plan was prepared to facilitate the development of the proposed College Square Commercial Project. The plan considers the drainage area that lies north of Shasta Avenue and Cotton Lane, east of Bruceville Road, west of Highway 99 and south of Cosumnes River Boulevard (see Figure 1). The total Watershed area is approximately 117.5 acres. Part of it includes a portion of the Jacinto Creek planning area. According to the Jacinto Creek Master Drainage Study, this area is planned to drain north to Strawberry Creek. The contributing watershed area considered for this storm drainage plan is delineated as Watershed 1 in Figure 3 of The Jacinto Creek Planning Area, Drainage Master Plan (4/15/96) prepared by Ensign & Buckley Consulting Engineers. Figure 3 has been enclosed in Appendix F for reference.

The College Square Commercial project occupies the northerly 63.05 acres of this +/-117.5 acre area. The College Square project is bordered by Bruceville Road on the west, Highway 99 on the east, excluding the City of Sacramento wetland mitigation area, and Cosumnes River College Boulevard on the north. The west half of the southern property line falls approximately 670 feet south of the proposed intersection of West Stockton Boulevard and Bruceville Road. The east half of the southern property line falls approximately 190' north of Cotton Lane. See Figure 2.

The entire 117 ± acre watershed area is fairly flat. Portions of it drain to the northwest towards Strawberry Creek and Union House Creek. Other portions drain westerly towards

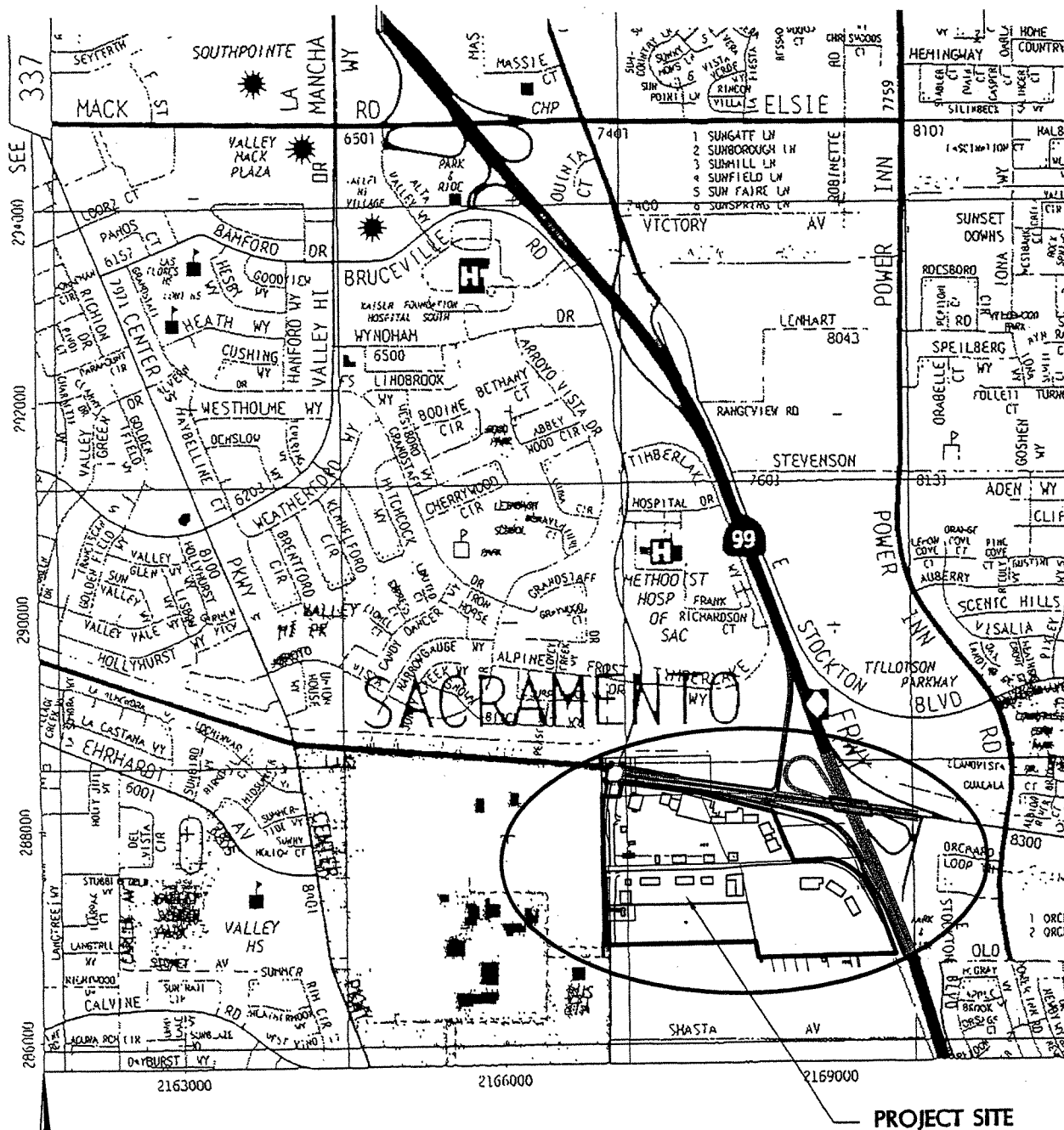


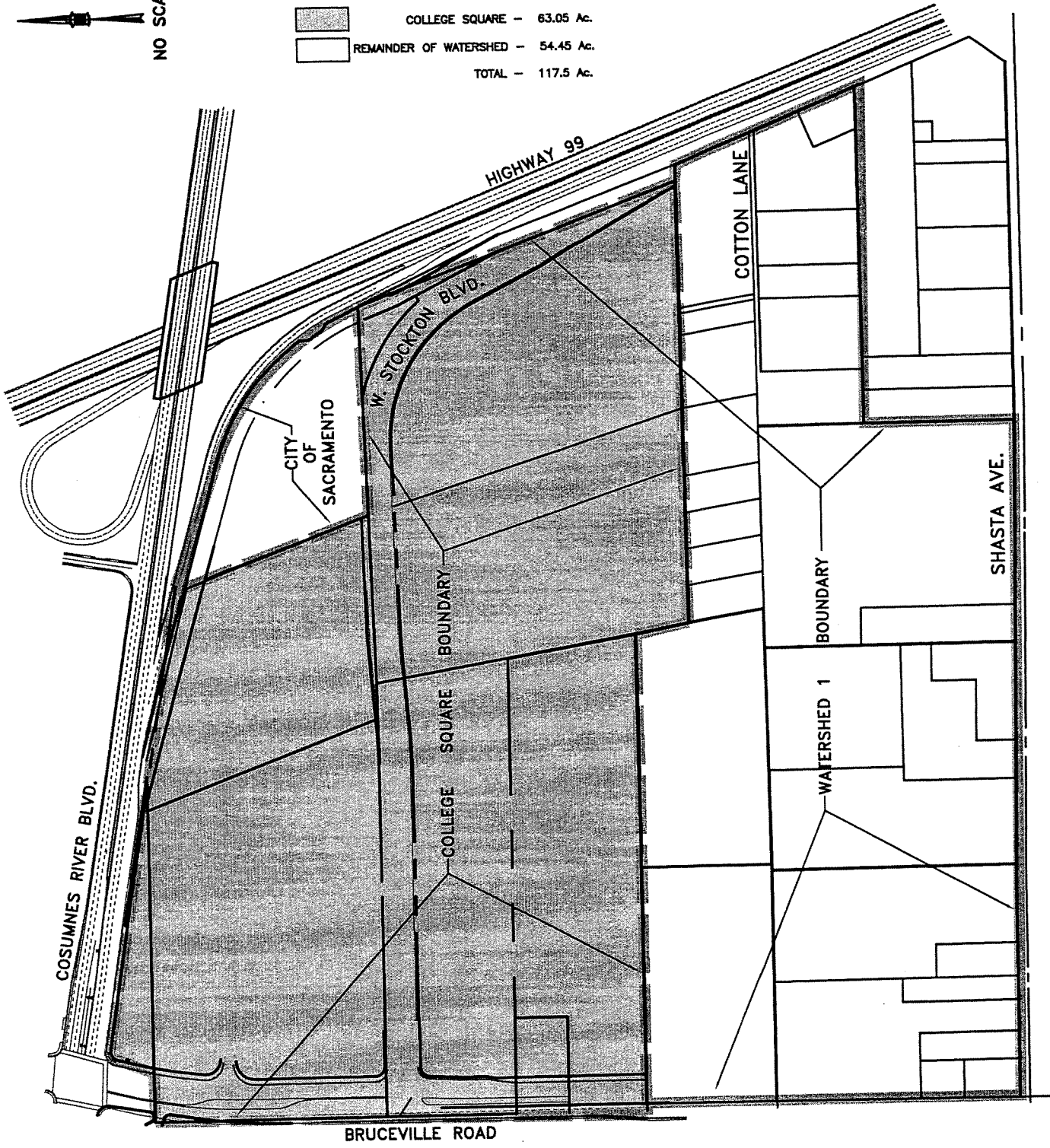
FIGURE 1

379-001	<p>COLLEGE SQUARE CITY OF SACRAMENTO MASTER DRAINAGE PLAN</p>	<p>COLLEGE MARKETPLACE LLC</p>	<p>DA Doucet & Associates, Inc. 3300 Douglas Boulevard, Suite 475, Roseville, CA 95661 Phone : (916) 780-2005 Fax : 780-2075 www.doucetandassociates.com Austin, TX Northampton, MA Roseville, CA</p>
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LEGEND

- COLLEGE SQUARE - 63.05 Ac.
- REMAINDER OF WATERSHED - 54.45 Ac.
- TOTAL - 117.5 Ac.



379-001

COLLEGE SQUARE VS. WATERSHED 1
Bruceville Rd. & Cosumnes River Blvd.
FIGURE 2

College Marketplace LLC

DA Doucet & Associates, Inc.
 3300 Douglas Boulevard, Suite 475, Roseville, CA 95661
 Phone : (916) 780-2005 Fax : 780-2015
www.doucetandassociates.com
 Austin, TX Northampton, MA Roseville, CA

Bruceville Road where they enter an existing inadequate ditch system which feeds into a 12" diameter storm drain system in Bruceville Road. The 12-inch drain is conveyed westerly through Cosumnes River College to a pump station. A larger portion of the Jacinto Creek study area south of Cotton Lane flows westerly towards Bruceville Road into the open ditch system and then southerly towards Jacinto Creek.

The Jacinto Creek Master Drainage Plan established pipe sizes and box culvert sizes to drain the entire 117 acre watershed area. The hydraulic grade lines and energy grade lines for this drain system are very flat as the southern most extremities of the drainage area, which lie within the Jacinto Creek Planning Area, are only 3 feet +/- above the intersection elevation of Bruceville Road and Cosumnes River College Boulevard. The Jacinto Creek Drainage Master Plan indicates that the discharge point of the storm drain system would be Strawberry Creek just east of the intersection of Bruceville Road and Cosumnes River Boulevard.

During review of the Jacinto Creek Storm Drainage Master Plan, it was observed that the drainage outfall water surface elevation at Strawberry Creek was significantly higher than the connection point of Strawberry Creek to Union House Creek. The primary reason for this significant 4.5 feet increase in water surface elevation is the existing drainage chute, which connects Strawberry Creek to Union House Creek. After researching the locations of the existing underground pipeline facilities in Cosumnes River Boulevard and Bruceville Road, it was determined that a new storm drain system could be constructed across Cosumnes River Boulevard west of Bruceville Road. This storm drain outfall could take advantage of the lower water service elevation in Union House

Creek and provide additional hydraulic gradient, which would enable the use of smaller pipes than the underground drainage system proposed by the Jacinto Creek Master Storm Drain Plan.

ALTERNATIVE S

Based on the findings of the original draft prepared by Doucet & Associates, Inc. and submitted March 2002, options including a sump pump were found to be less dependable, less efficient and more costly. Therefore, two alternatives are being proposed. The drainage outfall for both alternatives is at Union House Creek which is approximately 400 feet downstream from the intersection of Bruceville Road and Cosumnes River College Blvd. Figure 3 shows the proposed storm drain layout and tributary drainage areas.

Alternative One: Alternative 1 is a gravity trunk drain system that accommodates developed flow rates for the College Square area and existing flow rates for the offsite area tributary to the system. This alternative assumes that the 54.45 acres offsite tributary area south of College Square will incorporate detention ponds, which will release flows at a rate equal to or less than the existing conditions. Refer to Appendix A for the associated runoff calculations using the Sacramento Method as outlined in Sacramento City/County Drainage Manual Section 11. Water quality treatment will be provided for College Square by routing runoff from the parking areas through grassy swales. Off-site water quality mitigation may be achieved through water quality ponds or grassy swales.

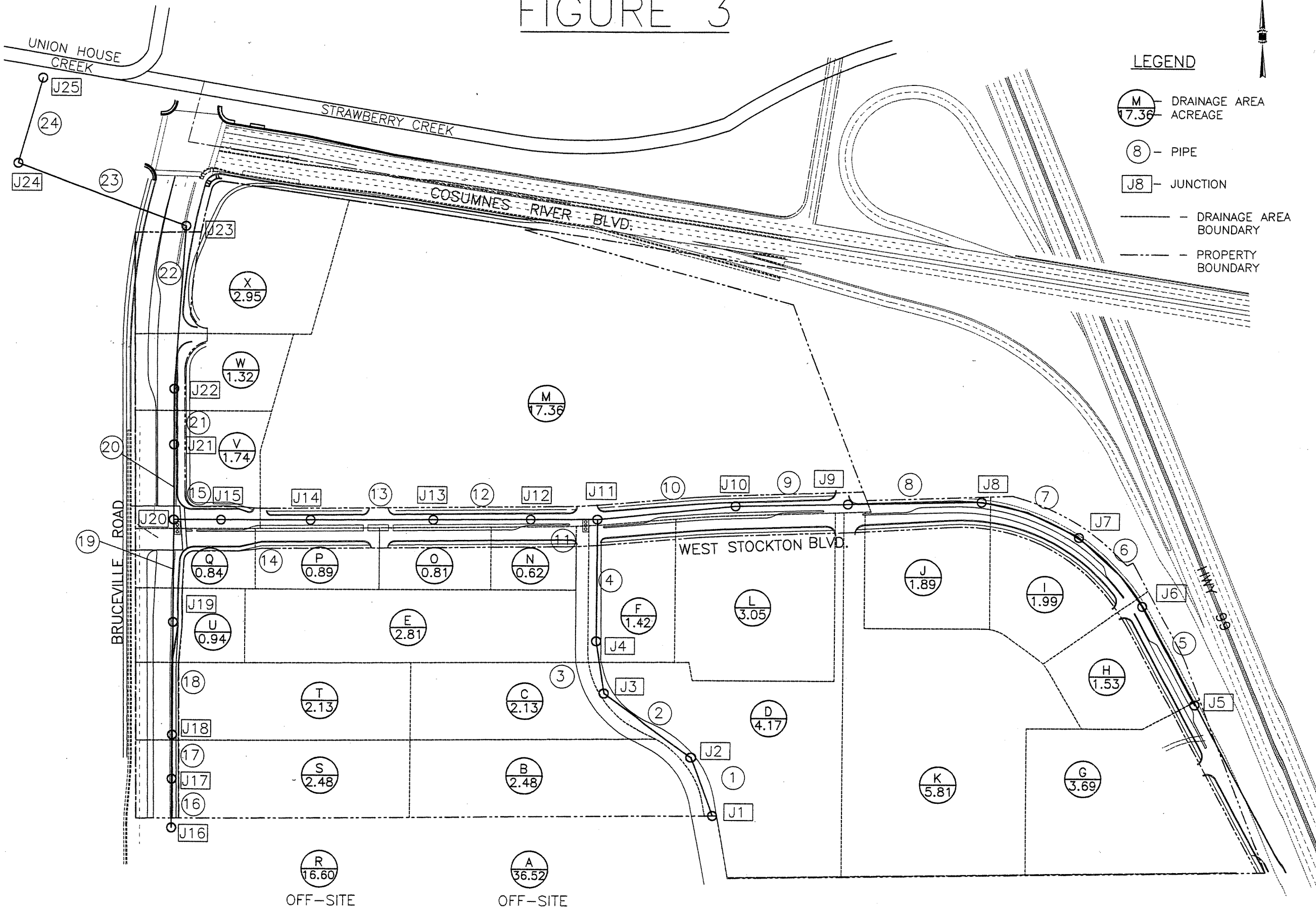
Alternative Two: Alternative 2 is also a gravity trunk drain system that accommodates developed flow rates for the entire tributary area without detention. The area south of College Square is expected to be developed as a medium density residential usage and a park. A value of 70% impervious cover was used for the medium density residential areas and a weighted value of 53.3% was used for the park area/multifamily watershed area. Refer to Appendix B for the associated runoff calculations.

Storm Drain Pipe Sizing

The storm drain system was developed in accordance with the Sacramento City Storm Drainage Design Standards. Tables including pipe size, inverts and cover may be found in Appendix C for Alternative 1 and Appendix D for Alternative 2. Key features include the following: The invert of 13.00' at the outfall is not at the channel bed. The pipe had to be raised to avoid conflict with the existing 102" and 108" diameter sanitary sewer pipes running parallel to Union House Creek in this area. The hydraulic grade line (HGL) is a minimum of 6" below the top of the inlet at every node in the system per the City of Sacramento requirements. The HGL at the outfall was set to 20.0' to coincide with the expected water surface elevation in Union House Creek in a 100 year storm event. This value was derived from the 100 Year Water Surface Elevation (WSE) information provided by the Army Corp of Engineers for Union House Creek. The tie in location is located between Alpine Frost Drive (WSE 20.2') and Center Parkway (WSE 19.32').

The main difference between the two alternatives is the size of the main pipes. Typically, the pipes for Alternative 2 are one pipe size larger than Alternative 1. Given the current price of land in this

FIGURE 3



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 Phone: (916) 780-2002 Fax: (916) 780-2015
 www.dba-engineers.com
 Austin, TX Northampton, MA Roseville, CA

COLLEGE MARKETPLACE LLC

College Square
 Bruceville Rd. & Cosumnes River Blvd.
 Sacramento, California
DRAINAGE EXHIBIT

Scale: N.T.S.
 Designed by: DBA
 Drawn by: DBA
 Reviewed by: DBA
 Date: DATE 10-30-02

SHEET
1
 OF 1
 Project No.: 379-001

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area, it will be more cost effective to increase the pipe size than to provide onsite detention ponds on the contributing properties to the south.

Comparative Costs Of Alternative Plans

PRELIMINARY OPINION OF PROBABLE COST OF GRAVITY TRUNK DRAIN SYSTEMS:

Trunk Drainage Plan Alternative:	Cost:
Alternative 1	\$906,556
Alternative 2	\$979,694

Appendix E contains a detailed Opinion of Probable Cost for each option.

Analysis and Recommendations:

- 1. Outfall:** Pursuant to the Jacinto Creek Master Drainage Plan study, the City of Sacramento has required all flows from Shasta Street north to Cosumnes River Blvd be piped northwest to Strawberry Creek. A downstream connection to Union House Creek provides a more effective hydraulic design than a connection to Strawberry Creek. The downstream connection to Union House Creek is the recommended discharge point for this watershed.
- 2. Detention:** Based on the land costs in this area, it appears that oversizing the storm drain pipes for the expected peak runoff is more cost effective than providing onsite detention ponds. The cost of the

resulting drain system should be shared by all the properties on a pro-rata share basis.

3. Water Quality Treatment: Water quality treatment will be provided through onsite grassy swales for the College Square project. Water quality treatment can be provided by utilizing grassy swales or water quality treatment ponds for the tributary areas south of College Square.

4. Recommendation: Based on the above, we recommend that Alternative 2, storm drain sizing for the ultimate developed unmitigated flows be constructed.

APPENDIX A

ALTERNATIVE 1

10 YEAR EVENT OFFSITE FLOWS MITIGATED TO PRE-PROJECT CONDITIONS (DETENTION)

Drainage Area	to Node	Area (ac)	% I.C.	k	n	Q (cfs)
A	j1	36.52	0	1.08	0.755	16.3
B	j2	2.485	90	2.08	0.819	4.4
C	j3	2.13	90	2.08	0.819	3.9
D	j3	4.17	90	2.08	0.819	6.7
E	j4	3.01	90	2.08	0.819	5.1
F	j4	1.42	90	2.08	0.819	2.8
G	j5	3.69	90	2.08	0.819	6.1
H	j6	1.53	90	2.08	0.819	2.9
I	j7	1.99	90	2.08	0.819	3.7
J	j8	1.89	90	2.08	0.819	3.5
K	j9	4.17	90	2.08	0.819	6.7
L	j10	3.05	90	2.08	0.819	5.2
M	j11	17.36	90	2.08	0.819	21.5
N	j12	0.62	90	2.08	0.819	1.4
O	j13	0.81	90	2.08	0.819	1.8
P	j14	0.89	90	2.08	0.819	1.9
Q	j15	0.84	90	2.08	0.819	1.8
R	j16	16.6	0	1.08	0.755	9.0
S	j17	2.485	90	2.08	0.819	4.4
T	j18	2.13	90	2.08	0.819	3.9
U	j19	0.94	90	2.08	0.819	2.0
V	j21	1.74	90	2.08	0.819	3.3
W	j22	1.32	90	2.08	0.819	2.6
X	j23	2.95	90	2.08	0.819	5.0

APPENDIX B

ALTERNATIVE 2

10 YEAR EVENT
DEVELOPED FLOWS OFFSITE
(NO MITIGATION I.E. NO OFFSITE DETENTION)

Drainage Area	to Node	Area (ac)	% I.C.	k	n	Q (cfs)
A	j1	36.52	53.3	1.83	0.809	33.6
B	j2	2.485	90	2.08	0.819	4.4
C	j3	2.13	90	2.08	0.819	3.9
D	j3	4.17	90	2.08	0.819	6.7
E	j4	3.01	90	2.08	0.819	5.1
F	j4	1.42	90	2.08	0.819	2.8
G	j5	3.69	90	2.08	0.819	6.1
H	j6	1.53	90	2.08	0.819	2.9
I	j7	1.99	90	2.08	0.819	3.7
J	j8	1.89	90	2.08	0.819	3.5
K	j9	4.17	90	2.08	0.819	6.7
L	j10	3.05	90	2.08	0.819	5.2
M	j11	17.36	90	2.08	0.819	21.5
N	j12	0.62	90	2.08	0.819	1.4
O	j13	0.81	90	2.08	0.819	1.8
P	j14	0.89	90	2.08	0.819	1.9
Q	j15	0.84	90	2.08	0.819	1.8
R	j16	16.6	70	1.97	0.817	19.6
S	j17	2.485	90	2.08	0.819	4.4
T	j18	2.13	90	2.08	0.819	3.9
U	j19	0.94	90	2.08	0.819	2.0
V	j21	1.74	90	2.08	0.819	3.3
W	j22	1.32	90	2.08	0.819	2.6
X	j23	2.95	90	2.08	0.819	5.0

APPENDIX C

Pipe Report

Pipe	Upstream Node	Downstream Node	Discharge (cfs)	Length (ft)	Constructed Slope (ft/ft)	Section Size	Roughness	Capacity (cfs)	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	Upstream Ground Elevation (ft)	Downstream Ground Elevation (ft)	Upstream Cover (ft)	Downstream Cover (ft)
P1	J1	J2	16.30	139.50	0.003011	30 inch	0.015	19.50	21.54	21.12	28.60	28.40	4.56	4.78
P2	J2	J3	20.70	244.20	0.002989	36 inch	0.015	31.60	21.12	20.39	28.40	28.20	4.28	4.81
P3	J3	J4	31.30	119.04	0.002520	42 inch	0.015	43.77	20.39	20.09	28.20	28.00	4.31	4.41
P4	J4	J11	39.20	275.45	0.003013	42 inch	0.015	47.86	20.03	19.20	28.00	27.70	4.47	5.00

Pipe Report

Pipe	Upstream Node	Downstream Node	Discharge (cfs)	Length (ft)	Constructed Slope (ft/ft)	Section Size	Roughness	Capacity (cfs)	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	Upstream Ground Elevation (ft)	Downstream Ground Elevation (ft)	Upstream Cover (ft)	Downstream Cover (ft)
P5	J5	J6	6.10	251.98	0.002818	18 inch	0.015	4.83	23.60	22.89	29.10	28.90	4.00	4.51
P6	J6	J7	9.00	217.51	0.002804	24 inch	0.015	10.38	22.89	22.28	28.90	28.60	4.01	4.32
P7	J7	J8	12.70	231.89	0.002803	30 inch	0.015	18.82	22.28	21.63	28.60	28.30	3.82	4.17

Pipe Report

Pipe	Upstream Node	Downstream Node	Discharge (cfs)	Length (ft)	Constructed Slope (ft/ft)	Section Size	Roughness	Capacity (cfs)	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	Upstream Ground Elevation (ft)	Downstream Ground Elevation (ft)	Upstream Cover (ft)	Downstream Cover (ft)
P8	J8	J9	16.20	298.55	0.002814	36 Inch	0.015	30.66	21.63	20.79	28.30	28.05	3.67	4.26
P9	J9	J10	22.90	256.25	0.002810	36 Inch	0.015	30.64	20.79	20.07	28.05	27.80	4.26	4.73
P10	J10	J11	28.10	309.54	0.002811	42 Inch	0.015	46.22	20.07	19.20	27.80	27.70	4.23	5.00

Pipe Report

Pipe	Upstream Node	Downstream Node	Discharge (cfs)	Length (ft)	Constructed Slope (ft/ft)	Section Size	Roughness	Capacity (cfs)	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	Upstream Ground Elevation (ft)	Downstream Ground Elevation (ft)	Upstream Cover (ft)	Downstream Cover (ft)
P11	J11	J12	88.80	144.73	0.002833	54 Inch	0.015	90.71	19.20	18.79	27.70	27.20	4.00	3.91
P12	J12	J13	90.20	219.31	0.002781	54 Inch	0.015	89.88	18.79	18.18	27.20	26.95	3.91	4.27
P13	J13	J14	92.00	276.86	0.002783	60 Inch	0.015	119.07	18.18	17.41	26.95	26.60	3.77	4.19
P14	J14	J15	93.90	202.56	0.002814	60 Inch	0.015	119.73	17.41	16.84	26.60	26.55	4.19	4.71
P15	J15	J20	95.70	106.12	0.002827	60 Inch	0.015	120.01	16.84	16.54	26.55	26.30	4.71	4.76

Pipe Report

Pipe	Upstream Node	Downstream Node	Discharge (cfs)	Length (ft)	Constructed Slope (ft/ft)	Section Size	Roughness Capacity (cfs)	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	Upstream Ground Elevation (ft)	Downstream Ground Elevation (ft)	Upstream Cover (ft)	Downstream Cover (ft)
P16	J16	J17	9.00	109.78	0.003006	24 inch	0.015	18.63	18.30	27.50	27.00	6.87	6.70
P17	J17	J18	13.40	99.67	0.003010	24 inch	0.015	18.30	18.00	27.00	26.60	6.70	6.60
P18	J18	J19	17.30	254.87	0.002982	30 inch	0.015	18.00	17.24	26.60	25.80	6.10	6.06
P19	J19	J20	19.30	232.34	0.003013	30 inch	0.015	17.24	16.54	25.80	26.30	6.06	7.26

Pipe Report

Pipe	Upstream Node	Downstream Node	Discharge (cfs)	Length (ft)	Constructed Slope (ft/ft)	Section Size	Roughness	Capacity (cfs)	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	Upstream Ground Elevation (ft)	Downstream Ground Elevation (ft)	Upstream Cover (ft)	Downstream Cover (ft)
p-20	J20	J21	115.00	170.06	0.002823	60 inch	0.015	119.91	16.54	16.06	26.30	26.29	4.76	5.23
p-21	J21	J22	118.30	126.29	0.002771	60 inch	0.015	118.82	16.06	15.71	26.29	26.10	5.23	5.39
p-22	J22	J23	120.90	369.61	0.002787	60 inch	0.015	119.15	15.71	14.68	26.10	25.75	5.39	6.07
p-23	J23	J24	125.90	398.50	0.002811	66 inch	0.015	154.28	14.68	13.56	25.75	26.00	5.57	6.94
p-24	J24	J25	125.90	200.00	0.002800	66 inch	0.015	153.99	13.56	13.00	26.00	26.00	6.94	7.50

APPENDIX D

Pipe Report

Pipe	Upstream Node	Downstream Node	Discharge (cfs)	Length (ft)	Constructed Slope (ft/ft)	Section Size	Roughness	Capacity (cfs)	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	Upstream Ground Elevation (ft)	Downstream Ground Elevation (ft)	Upstream Cover (ft)	Downstream Cover (ft)
P1	J1	J2	33.60	139.50	0.003011	42 inch	0.015	47.84	21.54	21.12	28.60	28.40	3.56	3.78
P2	J2	J3	38.00	244.20	0.002989	48 inch	0.015	68.06	21.12	20.39	28.40	28.20	3.28	3.81
P3	J3	J4	48.60	119.04	0.002520	48 inch	0.015	62.49	20.39	20.09	28.20	28.00	3.81	3.91
P4	J4	J11	56.50	275.45	0.003013	48 inch	0.015	68.33	20.03	19.20	28.00	27.70	3.97	4.50

Pipe Report

Pipe	Upstream Node	Downstream Node	Discharge (cfs)	Length (ft)	Constructed Slope (ft/ft)	Section Size	Roughness	Capacity (cfs)	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	Upstream Ground Elevation (ft)	Downstream Ground Elevation (ft)	Upstream Cover (ft)	Downstream Cover (ft)
P5	J5	J6	6.10	251.98	0.002818	18 inch	0.015	4.83	23.60	22.89	29.10	28.90	4.00	4.51
P6	J6	J7	9.00	217.51	0.002804	24 inch	0.015	10.38	22.89	22.28	28.90	28.60	4.01	4.32
P7	J7	J8	12.70	231.89	0.002803	30 inch	0.015	18.82	22.28	21.63	28.60	28.30	3.82	4.17

Pipe Report

Pipe	Upstream Node	Downstream Node	Discharge (cfs)	Length (ft)	Constructed Slope (ft/ft)	Section Size	Roughness	Capacity (cfs)	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	Upstream Ground Elevation (ft)	Downstream Ground Elevation (ft)	Upstream Cover (ft)	Downstream Cover (ft)
P8	J8	J9	16.20	298.55	0.002814	36 Inch	0.015	30.66	21.63	20.79	28.30	28.05	3.67	4.26
P9	J9	J10	22.90	256.25	0.002810	42 Inch	0.015	46.22	20.79	20.07	28.05	27.80	3.76	4.23
P10	J10	J11	28.10	309.54	0.002811	42 Inch	0.015	46.22	20.07	19.20	27.80	27.70	4.23	5.00

Pipe Report

Pipe	Upstream Node	Downstream Node	Discharge (cfs)	Length (ft)	Constructed Slope (ft/ft)	Section Size	Roughness	Capacity (cfs)	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	Upstream Ground Elevation (ft)	Downstream Ground Elevation (ft)	Upstream Cover (ft)	Downstream Cover (ft)
P11	J11	J12	106.10	144.73	0.002833	54 inch	0.015	90.71	19.20	18.79	27.70	27.20	4.00	3.91
P12	J12	J13	107.50	219.31	0.002781	60 inch	0.015	119.04	18.79	18.18	27.20	26.95	3.41	3.77
P13	J13	J14	109.30	276.66	0.002783	60 inch	0.015	119.07	18.18	17.41	26.95	26.60	3.77	4.19
P14	J14	J15	111.20	202.56	0.002814	60 inch	0.015	119.73	17.41	16.84	26.60	26.55	4.19	4.71
P15	J15	J20	113.00	106.12	0.002827	60 inch	0.015	120.01	16.84	16.54	26.55	26.30	4.71	4.76

Pipe Report

Pipe	Upstream Node	Downstream Node	Discharge (cfs)	Length (ft)	Constructed Slope (ft/ft)	Section Size	Roughness	Capacity (cfs)	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	Upstream Ground Elevation (ft)	Downstream Ground Elevation (ft)	Upstream Cover (ft)	Downstream Cover (ft)
P16	J16	J17	19.60	109.78	0.003006	30 inch	0.015	19.49	18.63	18.30	27.50	27.00	6.37	6.20
P17	J17	J18	24.00	99.67	0.003010	30 inch	0.015	19.50	18.30	18.00	27.00	26.60	6.20	6.10
P18	J18	J19	27.90	254.87	0.002982	36 inch	0.015	31.56	18.00	17.24	26.60	25.80	5.60	5.56
P19	J19	J20	29.90	232.34	0.003013	36 inch	0.015	31.73	17.24	16.54	25.80	26.30	5.56	6.76

Pipe Report

Pipe	Upstream Node	Downstream Node	Discharge (cfs)	Length (ft)	Constructed Slope (ft/ft)	Section Size	Roughness	Capacity (cfs)	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	Upstream Ground Elevation (ft)	Downstream Ground Elevation (ft)	Upstream Cover (ft)	Downstream Cover (ft)
p-20	J20	J21	142.90	170.06	0.002823	66 inch	0.015	154.81	16.54	16.06	26.30	26.29	4.26	4.73
p-21	J21	J22	146.20	126.29	0.002771	66 inch	0.015	153.20	16.06	15.71	26.29	26.10	4.73	4.89
p-22	J22	J23	148.80	369.61	0.002787	66 inch	0.015	153.63	15.71	14.88	26.10	25.75	4.89	5.57
p-23	J23	J24	153.80	398.50	0.002811	66 inch	0.015	154.28	14.68	13.56	25.75	26.00	5.57	6.94
p-24	J24	J25	153.80	200.00	0.002800	66 inch	0.015	153.99	13.56	13.00	26.00	26.00	6.94	7.50

APPENDIX E

Doucet & Associates, Inc.

3300 Douglas Boulevard, 475
 Roseville, CA 95661
 (916) 780-2005 * (916) 780-2015 - fax

College Square
 Installed-Costs
 08-Nov-02

Preliminary Opinion of Probable Cost

Alternative 1 (Offsite Detention)

	Quantity	Unit	Unit Cost	Total
SITWORK				
Trunk Drainage, for College Square				
Erosion control system	1	L.S.	Lump Sum \$	25,000.00
Storm Sewer				
18" RCP	252	L.F.	\$50.00	\$12,600.00
24" RCP	318	L.F.	\$60.00	\$19,080.00
30" RCP	720	L.F.	\$68.00	\$48,960.00
36" RCP	801	L.F.	\$80.00	\$64,080.00
42" RCP	705	L.F.	\$100.00	\$70,500.00
54" RCP	365	L.F.	\$135.00	\$49,275.00
60" RCP	1252	L.F.	\$150.00	\$187,800.00
66" RCP	599	L.F.	\$170.00	\$101,830.00
Small Diameter Manhole	3	EA	\$2,500.00	\$7,500.00
Large Diameter Manhole	19	EA	\$5,000.00	\$95,000.00
Outlet Structure	1	EA	\$25,000.00	\$25,000.00
Traffic Control - Bruceville Road & Cosumnes River Boulevard	1	L.S.	\$60,000.00	\$60,000.00
Sub-total			\$	766,625.00
Additional Storm Drain to serve offsite area:				
Erosion control system	1	L.S.	Lump Sum \$	5,000.00
Storm Sewer				
24" RCP	110	L.F.	\$60.00	\$6,600.00
30" RCP	140	L.F.	\$68.00	\$9,520.00
Small Diameter Manhole	1	EA	\$2,500.00	\$2,500.00
Large Diameter Manhole	1	EA	\$5,000.00	\$5,000.00
Sub-total			\$	28,620.00
SITWORK TOTAL			\$	795,245.00
contingencies, engineering, inspection fees 35%				\$278,335.75
TOTAL ESTIMATED COST:			\$	1,073,580.75

Doucet & Associates, Inc.

3300 Douglas Boulevard, 475
 Roseville, CA 95661
 (916) 780-2005 * (916) 780-2015 - fax

College Square
 Installed-Costs
 08-Nov-02

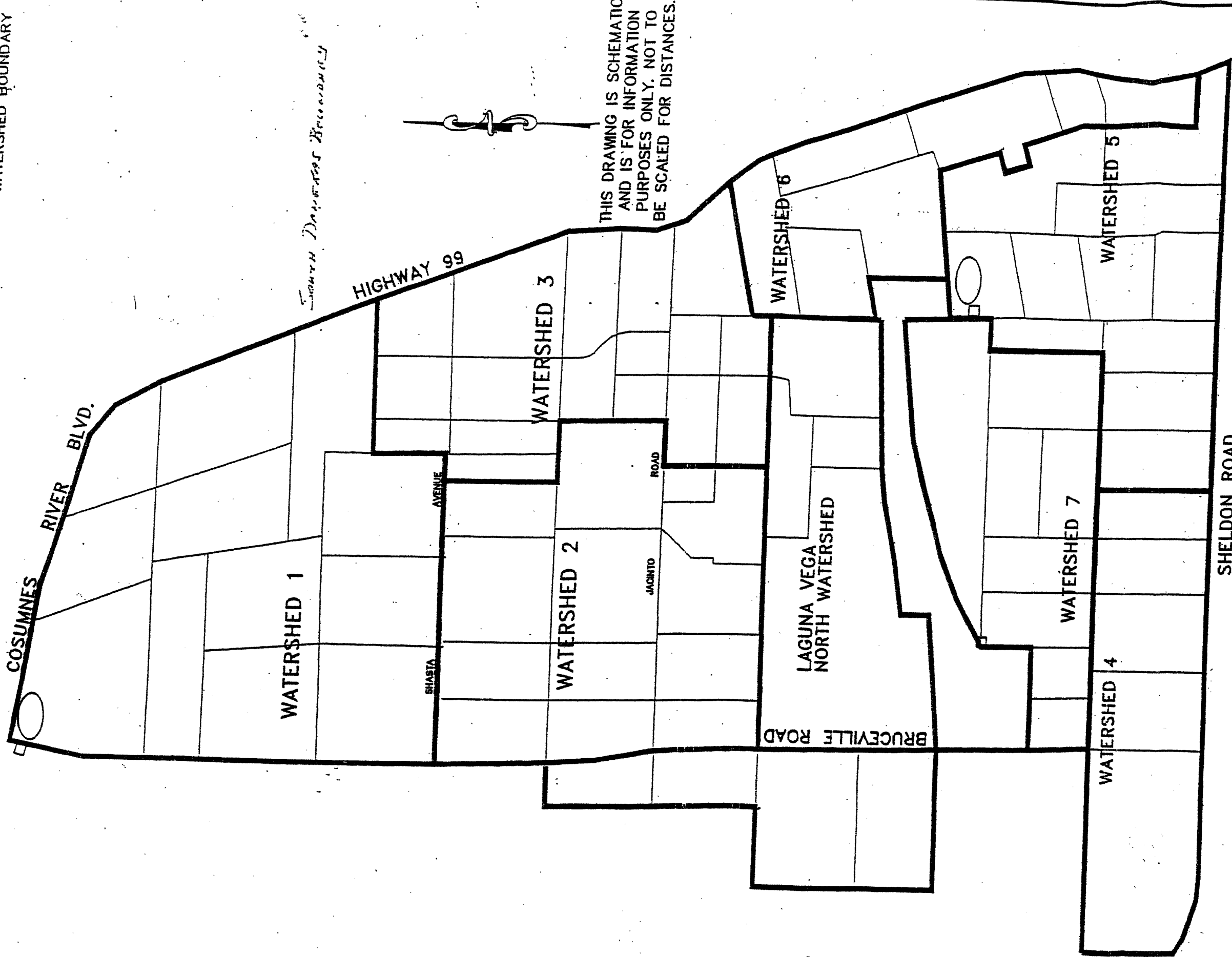
Preliminary Opinion of Probable Cost
 Alternative 2 (No Offsite Detention)

	Quantity	Unit	Unit Cost	Total
SITWORK				
Trunk Drainage, for College Square				
Erosion control system	1	L.S.	Lump Sum \$	15,000.00
Storm Sewer				
18" RCP	252	L.F.	\$50.00	\$12,600.00
24" RCP	218	L.F.	\$60.00	\$13,080.00
30" RCP	332	L.F.	\$68.00	\$22,576.00
36" RCP	786	L.F.	\$80.00	\$62,880.00
42" RCP	568	L.F.	\$100.00	\$56,800.00
48" RCP	639	L.F.	\$120.00	\$76,680.00
54" RCP	145	L.F.	\$135.00	\$19,575.00
60" RCP	805	L.F.	\$150.00	\$120,750.00
66" RCP	1265	L.F.	\$170.00	\$215,050.00
Small Diameter Manhole	1	EA	\$2,500.00	\$2,500.00
Large Diameter Manhole	21	EA	\$5,000.00	\$105,000.00
Outlet Structure	1	EA	\$25,000.00	\$25,000.00
Traffic Control - Bruceville Road & Cosumnes River Boulevard	1	L.S.	\$60,000.00	\$60,000.00
Sub-total			\$	807,491.00
Additional Storm Drain to serve offsite area:				
Erosion control system	1	L.S.	Lump Sum \$	5,000.00
Storm Sewer				
30" RCP	110	L.F.	\$68.00	\$7,480.00
42" RCP	140	L.F.	\$100.00	\$14,000.00
Large Diameter Manhole	2	EA	\$5,000.00	\$10,000.00
Sub-total			\$	36,480.00
SITWORK TOTAL			\$	843,971.00
contingencies, engineering, inspection fees 35%				\$295,389.85
TOTAL ESTIMATED COST:			\$	1,139,360.85

APPENDIX F

LEGEND

— WATERSHED BOUNDARY



**JACINTO CREEK PLANNING AREA/DANNEKA'S ANNEXATION AREA
POST-PROJECT WATERSHED MAP**



SIGN & BUCKLEY
CONSULTING ENGINEERS
SACRAMENTO, CA

FIGURE 3

Appendix E-2
Project Drainage Report

RECEIVED

JUL 11 2003

DOUCET & ASSOCIATES, INC.
ROSEVILLE, CA

College Square Project Drainage Report

Prepared for:

Doucet and Associates, Inc.
3300 Douglas Boulevard Ste 475
Roseville, CA 95661

Prepared by:

July 2003

**MEAD
HUNT**

College Square Project Drainage Report July 2003

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2.1 Calculate Revised 10-year Flows	1
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Figure 2: JCPA Master Plan Land Use

Figure 3: College Square Land Use Plan

Figure 4: Storm Drain Sizes and 10-year flows

Appendices

Appendix A: HEC-1 Output Listing

 CSALT1.OUT Alternative 1 – College Square Without RT Station

 CSALT2.OUT Alternative 2 – College Square With RT Station

 US24ALT1.OUT Alternative 1 Impact on Unionhouse 100-year Flows

 US24ALT2.OUT Alternative 2 Impact on Unionhouse 100-year Flows

Appendix B: HEC-RAS Output Listing

Appendix C: Storm Drain Analysis

Table C-1: Master Plan

Table C-2: Alternative 1 – College Square Without RT Station

Table C-3: Alternative 2 – College Square With RT Station

College Square Project Drainage Report

July 2003

1.0 Introduction

In 1996, Mead & Hunt, Inc., formerly Ensign & Buckley, prepared a drainage master plan for the Jacinto Creek Planning Area (JCPA). The master plan defined the drainage improvements necessary to allow development of the planning area and also evaluated potential impacts of development on the receiving waters downstream. The planning area covers 500 acres within the city of Sacramento (Figure 1). Approximately 382 acres of the site drains to Jacinto Creek and 118 acres draining to Strawberry Creek, which joins with Unionhouse Creek approximately 600 feet downstream from the project. The area draining to Strawberry Creek was defined as Watershed 1 and, at the time of the master plan, the proposed land-use within this area was mostly medium density residential with some recreation and public use areas (Figure 2). The College Square Project proposes to construct a commercial/retail and a medium density residential project within Watershed 1 (Figure 3). Additionally, the Sacramento Regional Transit District is proposing to construct a light rail station within the watershed. These projects will change the land-use plan that was the basis of the master plan. As a result, Doucet and Associates, Inc. have asked Mead & Hunt to evaluate the effects of these projects on the master plan. Descriptions of the specific tasks that were performed are provided below.

- ▶ **Task 1:** Calculate the revised 10-year flows, hydraulic grade lines, and velocities within the storm drainage pipe system for Watershed 1
- ▶ **Task 2:** Calculate the revised 100-year flow from Watershed 1 into Strawberry and Unionhouse Creeks to determine the effect on the ultimate peak flow in the creeks
- ▶ **Task 3:** Clarify whether or not the water quality basin proposed within Watershed 1 was intended to provide flood control benefits

A more detailed description of the above tasks is provided below.

2.0 Task 1: Storm Drainage Pipe System Calculations

2.1 Calculate Revised 10-year Flows

The *Sacramento City/County Drainage Manual, Volume 2, Hydrology Standards*, dated December 1996 (Drainage Manual), SACPRE, and the HEC-1 computer program were used to develop the 10-year flows used to compute the hydraulic grade lines, and velocities for the Watershed 1 storm drainage pipe system. The following subsections describe the hydrologic methods and parameters used in the analysis.

Two different scenarios were considered as described below:

- ▶ The College Square site was assumed to be developed per the current proposed plan and the land-use for the remainder of the watershed was based on the original land-use shown in the master plan (HEC-1 model: CSALT1X.DAT).

- ▶ The College square site and the Regional Transit light rail station site were assumed to be developed as currently proposed and the remainder of the watershed was based on the original land-use shown in the master plan (HEC-1 model: CSALT2X.DAT).

2.1.1 Subbasin Delineation: Watershed 1, bounded by Bruceville Road, Shasta Road and Cosumnes River Boulevard and Highway 99, consists of approximately 118 acres. The watershed naturally drains into Strawberry Creek. Subbasin drainage boundaries for College Square and the Regional Transit light rail station were delineated and areas computed by Doucet and associates, Inc. The subbasin areas for the rest of the watershed were adopted from the JCPA master plan study (Table 1).

2.1.2 Land Use: The College Square Project proposes to construct commercial/retail and medium density residential lots as shown on Figure 3.

2.1.3 Unit Hydrographs: The unit hydrographs defining the runoff response of each subbasin were developed with the SACPRE accompanying the Drainage Manual. The “travel time” approach was selected for determining the basin lag because it was concluded that the “basin n” approach would compute unrealistically short lag times as a result of the small subbasins. The parameters used in developing the basin lag were as follows:

Overland Travel Time

Commercial: 3 minutes
 Residential: 9 minutes

Gutter Travel Time: 2 minutes

Storm Drain Travel Time: Based on 2.5 feet per second (fps)

The resulting travel time components and the basin lags are summarized in Table 1. The basin lag for the 100-year event includes a factor of 1.3 applied to the Storm Drain Travel Time to reflect that the 100-year flows will exceed the storm drain capacity and will likely travel slower in the roadways, or overland release paths, than in the storm drains system.

2.1.4 Precipitation and Infiltration: A 6-hour storm was developed using SACPRE. The initial loss, constant loss rates, and the percentage of impervious area were developed with SACPRE based on the land use of each subbasin.

2.1.5 Routing: Routing through the storm drains utilized the Muskingum Cunge method.

TABLE 1
HYDROLOGIC PARAMETERS

SUBBASIN	AREA (AC)	AREA (MI ²)	TRAVEL TIME			10-YEAR LAG (HR)	100-YEAR LAG (HR)	HYDROLOGIC SOIL GROUP	DEVELOPED LAND USE ¹	IMPERVIOUS COVER (%)	CONSTANT LOSS (IN/HR)
			OVERLAND (MIN)	GUTTER (MIN)	PIPE (MIN)						
B	2.48	0.004	3.0	2.0	5.6	0.18	0.23	D	TOD	85	0.052
C	2.13	0.003	3.0	2.0	5.6	0.18	0.23	D	TOD	85	0.052
D	4.17	0.007	9.0	2.0	2.4	0.22	0.29	D	MD	70	0.055
E	2.81	0.004	9.0	2.0	5.2	0.27	0.35	D	MD	70	0.055
F	1.42	0.002	9.0	2.0	3.3	0.24	0.31	D	SCHOOL	50	0.070
G	3.69	0.006	9.0	2.0	4.0	0.25	0.33	D	MD	70	0.055
H	1.53	0.002	3.0	2.0	4.0	0.15	0.20	D	C+O	90	0.050
I	1.99	0.003	3.0	2.0	4.0	0.15	0.20	D	C+O	90	0.050
J	1.89	0.003	3.0	2.0	4.0	0.15	0.20	D	C+O	90	0.050
K	5.81	0.009	9.0	2.0	8.0	0.32	0.41	D	MD	70	0.055
L	3.05	0.005	9.0	2.0	4.0	0.25	0.33	D	MD	70	0.055
M1	6.61	0.010	3.0	2.0	4.0	0.15	0.20	D	C+O	90	0.050
M2	10.75	0.017	3.0	2.0	4.8	0.16	0.21	D	C+O	90	0.050
N	0.62	0.001	3.0	2.0	2.0	0.12	0.15	D	C+O	90	0.050
O	0.81	0.001	3.0	2.0	2.0	0.12	0.15	D	C+O	90	0.050
P	0.89	0.001	3.0	2.0	2.0	0.12	0.15	D	C+O	90	0.050
Q	0.84	0.001	3.0	2.0	2.0	0.12	0.15	D	C+O	90	0.050
S	2.48	0.004	3.0	2.0	4.0	0.15	0.20	D	TOD	85	0.052
T	2.13	0.003	3.0	2.0	4.0	0.15	0.20	D	TOD	85	0.052
U	0.94	0.001	3.0	2.0	1.3	0.11	0.14	D	C+O	90	0.050
V	1.74	0.003	3.0	2.0	2.0	0.12	0.15	D	C+O	90	0.050
W	1.32	0.002	3.0	2.0	2.0	0.12	0.15	D	C+O	90	0.050
X	2.95	0.005	3.0	2.0	3.3	0.14	0.18	D	C+O	90	0.050
STR-5A	6.80	0.011	9.0	2.0	4.7	0.26	0.34	D	MD	70	0.055
STR-8A	6.15	0.010	9.0	2.0	4.7	0.26	0.34	D	MD	70	0.055
STR-2	10.00	0.016	9.0	2.0	7.5	0.31	0.35	D	MD	70	0.050
STR-3	8.70	0.014	19.1	0.0	8.3	0.46	0.5	D	P, R, & OS	4	0.070
STR-4	11.50	0.018	9.0	2.0	10.3	0.36	0.41	D	M/LD	60	0.070
STR-7	11.30	0.018	19.1	0.0	8.8	0.46	0.51	D	P/QP ²	5	0.070

¹ Equal proportions assumed for subbasins with multiple land uses

² QUASI-PUBLIC land use assumed to have the same as RECREATIONAL land use

- .D LOW DENSITY RESIDENTIAL (50% impervious)
- MD MEDIUM DENSITY RESIDENTIAL (70% impervious)
- M/LD MEDIUM (70% impervious) LOW DENSITY RESIDENTIAL (50% impervious)
- P,R,&OS PARKS (10% impervious), RECREATION (5% impervious), COMMERCIAL & OFFICE (90% impervious)
- M,N,C+O COMMUNITY NEIGHBORHOOD (75% impervious), COMMERCIAL & OFFICE (90% impervious)
- P/QP PUBLIC (10% impervious) AND QUASI-PUBLIC (5% impervious)
- TOD Transit-Oriented Development

2.2 Calculate Hydraulic Grade Lines and Velocities

The storm drain analysis for the College Square Project was based on the pipe system proposed in the original master plan except that the outfall was extended to Unionhouse Creek, and losses due to the water quality basin proposed in the master plan was not considered since a water quality basin will not be used. The master plan storm drain sizes were determined in accordance with the Sacramento City Storm Drainage Design Standards (City Standards), with some exceptions, as described below.

- 2.2.1 **Criteria:** The City Standards require that the hydraulic grade line (HGL) calculations in the trunk drainage pipes be based on peak 10-year flows, assuming a coincident 100-year water surface in the receiving open channels. However, in light of the refinement of flows and hydraulics in the receiving streams, the City based the design on 10-year flows coincident with 10-year peak water surface elevations.

The City Standards require that the 10-year HGL be at least 6 inches below the street drain inlets. Because the master plan only defines the trunk drainage pipes, the goal of the analysis was to provide at least 2 feet of freeboard to existing grades. This was considered adequate to provide for additional lateral street drains.

The City Standards prefer that the invert of the outfalls be at, or above, the 10-year water surface elevation of the receiving channel. This was not possible because of the flat ground slopes and high 10-year elevations. The proposed flow lines at outfalls were based on providing 2 feet of cover on the culverts. The result is that some outfalls are only slightly above the invert of the receiving channel.

- 2.2.2 **Methods and Parameters:** The HGL was developed assuming pressure flow. The following parameters and methods were used:

Manning's n:	0.015
Outfall loss:	1.2 velocity head loss for the proposed outfall, which was assumed to be fitted with a flap gate.
Bends and transitions:	As defined in the <i>Design of Urban Highway Drainage - The State of the Art</i> , U.S. Transportation Department, August 1979.

- 2.2.3 **Tailwater of Receiving Streams:** The tailwater of the receiving streams are summarized in Table 2.

Table 2
Water Surface Elevations in Unionhouse Creek

Unionhouse Creek		
Frequency	@ Mouth (ft)	@ Strawberry Creek (ft)
10-year	8.50	20.39
100-year	10.11	23.05

The 100-year HGL in Unionhouse Creek was developed using the existing conditions (1995) land-use flows with the proposed South Sacramento Streams Group Project. Specifically, the discharge in Unionhouse Creek, from Strawberry Creek to Morrison Creek, ranged from 2254 cfs to 2489 cfs. The future 100-year flows with South Sacramento Streams Group Project detention are only slightly higher than the exiting flows ranging from 2265 cfs to 2525 cfs.

2.2.4 **Results:** The storm drain sizes, manhole locations, and 10-year flows are shown on Figure 4. The resulting flows, HGL's, velocities, and the master plan HGL's are shown on Table 3. The results show that the proposed development will not increase HGL's at the upstream ends of the storm drain trunk line at MH1042 and MH1070. There will be a slight increase at MH1051 but that location is within College Square project.

Table 3
10-year Flows, HGL's and Velocities

NODE	PIPE DIAMETER	PIPE LENGTH	MASTER PLAN HGL	ALTERNATIVE 1 - COLLEGE SQUARE WITHOUT RT STATION HGL	INCREASE IN HGL	ALTERNATIVE 2 - COLLEGE SQUARE WITH RT STATION HGL	INCREASE IN HGL
			23.4 ¹	20.4 ²		20.4 ²	
MH1010	7'X6' RCB	600 ³	23.8	20.7	-3.0	20.7	-3.0
MH1020	7'X6' RCB	270	23.9	20.8	-3.1	20.9	-3.0
MH1030	7'X6' RCB	250	24.0	20.9	-3.0	20.9	-3.0
MH1040	7'X6' RCB	370	24.1	21.1	-3.0	21.1	-3.0
MH1050	72	1150	24.6	21.5	-3.0	21.5	-3.0
MH1060	54	350	24.7	21.8	-3.0	21.8	-2.9
MH1070	42	700	25.6	22.6	-3.0	22.6	-3.0
MH1050			24.6	21.5	-3.0	21.5	-3.0
MH1051	30	450	25.2	22.5	-2.7	22.5	-2.7
MH1040			24.1	21.1	-3.0	21.1	-3.0
MH1041	42	350	24.3	21.2	-3.1	21.2	-3.1
MH1042	30	700	24.9	21.8	-3.1	21.8	-3.1

¹ 10-year water surface elevation in Strawberry Creek

² 10-year water surface elevation in Unionhouse Creek

³ Distance from Bruceville Road to Unionhouse Creek downstream of StrawberryCreek confluence

Table 4 shows that the proposed Regional Transit light rail station would increase the 10-year flows between 1 and 2 cfs. The effect on the HGL is approximately 0.1 foot.

**Table 4
Comparison of 10-year Peak Flows for College Square**

Station	College Square WITHOUT RT Station (cfs)	College Square WITH RT Station (cfs)	Increase (cfs)
B	3	4	1
C	2	3	1
J12	69	70	1
J13	80	81	1
J14	79	80	1
J15	78	79	1
S	3	4	1
T	2	3	1
J20	96	97	1
J21	98	99	1
J22	99	100	1
J23	101	102	1
R23	100	102	2
R24	100	102	2

3.0 Task 2: Impact on 100-year Flow in Unionhouse Creek

The impact of the College Square project on the 100-year discharges in Unionhouse Creek was evaluated based on using HEC-1 models that were prepared by CDM for the South Sacramento Streams Group Project. No modifications were made to these models other than updating the subbasin containing the College Square site. The impacts of the project were evaluated for the same two land-use scenarios described in Task 1 (HEC-1 models: UH24ALT1.DAT and UH24ALT2.DAT). Table 5 shows that the College Square Project will result in a reduction of approximately 45 cfs to 50 cfs in the 100-year flows in Unionhouse Creek.

**Table 5
Impact of College Square Project on Unionhouse Creek 100-year Flows**

Location	Existing	College Square WITHOUT RT Station	Impact of College Square Alone	College Square WITH RT Station	Impact of College Square WITH RT Station
Above Strawberry Creek	944	944	0	944	0
Below Strawberry Creek	2254	2204	-50	2205	-49
Franklin Boulevard	2443	2395	-49	2395	-49
Valley Hi Drive	2428	2383	-45	2383	-45
Mouth @ Morrison Creek	2489	2444	-45	2444	-45

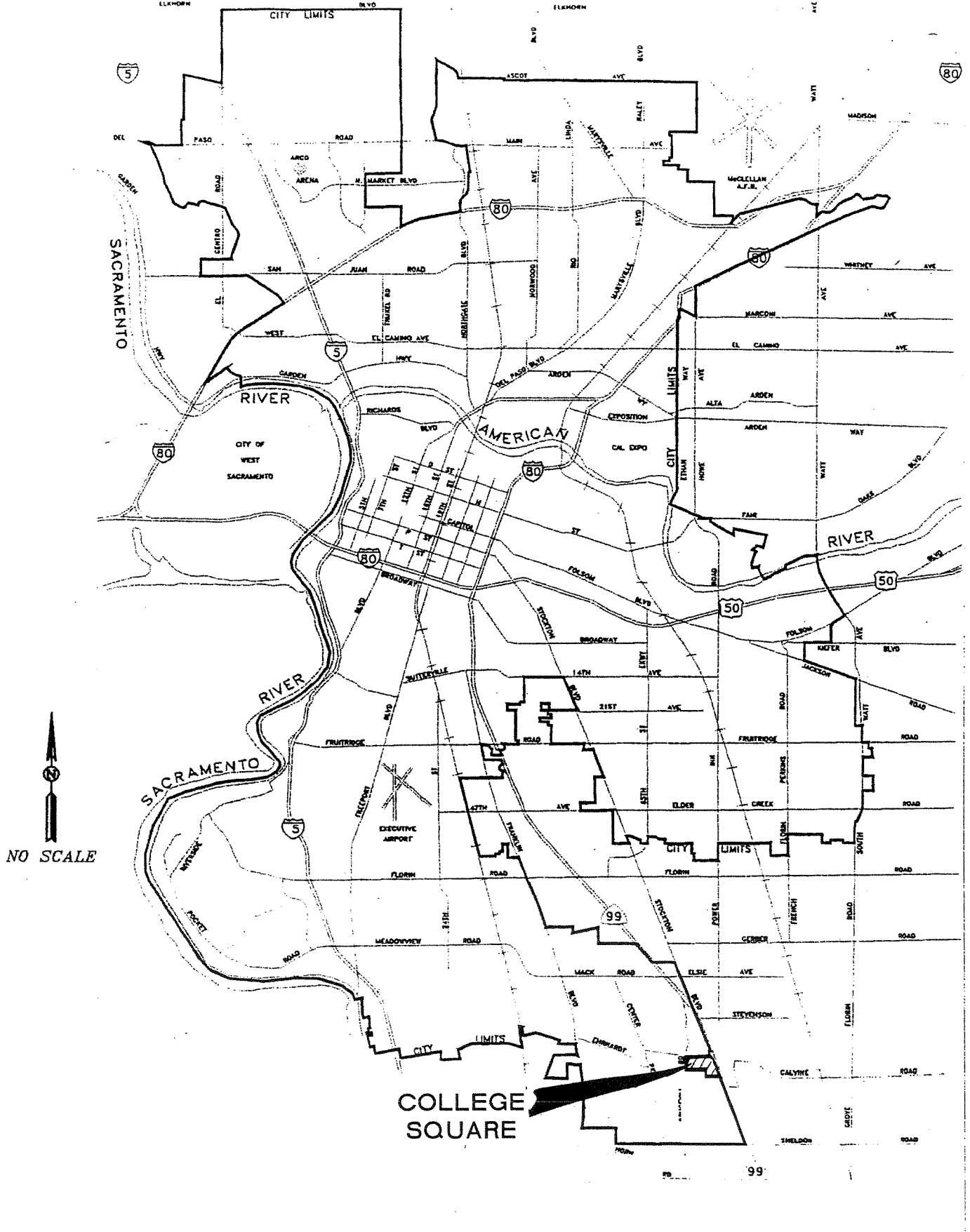
Development within Watershed 1 will result in a reduction of the 100-year flow in Strawberry and Unionhouse Creeks due to timing differences between pre-project and post-project conditions and the reduction of the watershed area from 0.43 square mile to 0.33 square mile.

4.0 Task 3: Water Quality Basin and Flood Control Benefits

The original master plan proposed a water quality detention basin in Watershed 1. A weir and an 18-inch pipe were proposed to divert low flows from the storm drain system into the water quality basin and the treated flow would return to the storm drain system in a 12-inch pipe (Figure 5). It was determined that approximately 5.7 acre-feet would have to be stored to satisfy the optimum volume requirement for Watershed 1. It was also determined that if it were possible for the 100-year flow to be conveyed in the storm drain, up to 20 cfs could be diverted to the water quality basin during the 100-year event. That scenario was analyzed to ensure that there is freeboard available to avoid flooding areas adjacent to the water quality basin. It is conceivable that the flow into the water quality basin could result in a minor flood control benefit, however, that was not the intent of the basin and no such benefit was accounted for in the master plan report.

The water quality basins were intended to provide water quality detention only and not flood control detention.

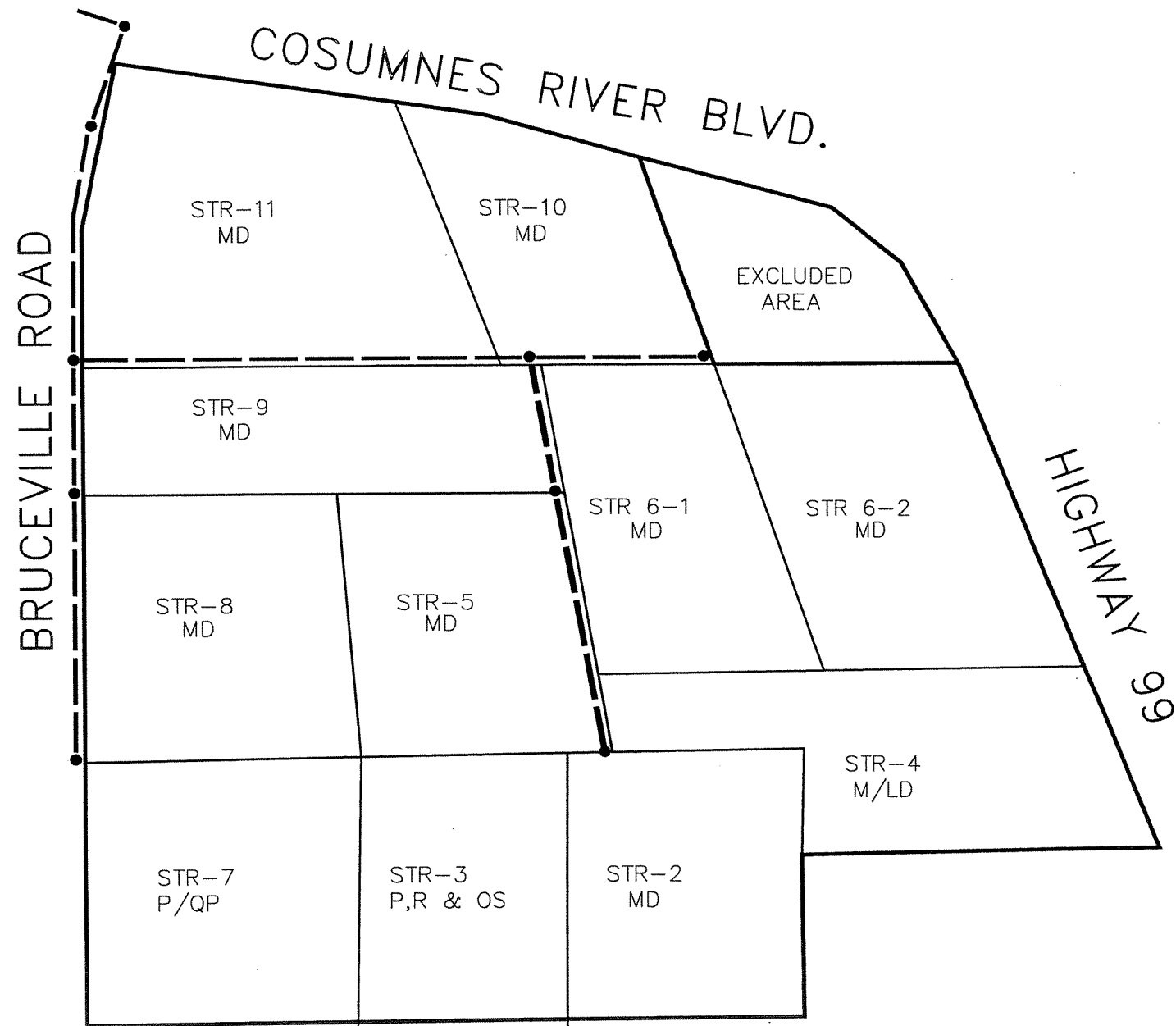
Both the original master plan and this current analysis have determined that development within Watershed 1 will result in a reduction of the 100-year flow in Strawberry and Unionhouse Creeks. As mentioned previously, the reduction is due to timing differences between pre-project and post-project conditions and the reduction of the watershed area from 0.43 square mile to 0.33 square mile.



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 JULY, 2003

DOUCET & ASSOCIATES, INC.
COLLEGE SQUARE DRAINAGE ANALYSIS
COLLEGE SQUARE PROJECT

FIGURE 1



LEGEND

LD	LOW DENSITY RESIDENTIAL
MD	MEDIUM DENSITY RESIDENTIAL
M/LD	MEDIUM LOW DENSITY RESIDENTIAL
P,R, & OS	PARKS, RECREATION AND & OPEN SPACE
C/N, C+O	COMMUNITY NEIGHBORHOOD, COMMERCIAL & OFFICE
P/QP	PUBLIC AND QUASI-PUBLIC

--- STORM DRAIN



SCALE

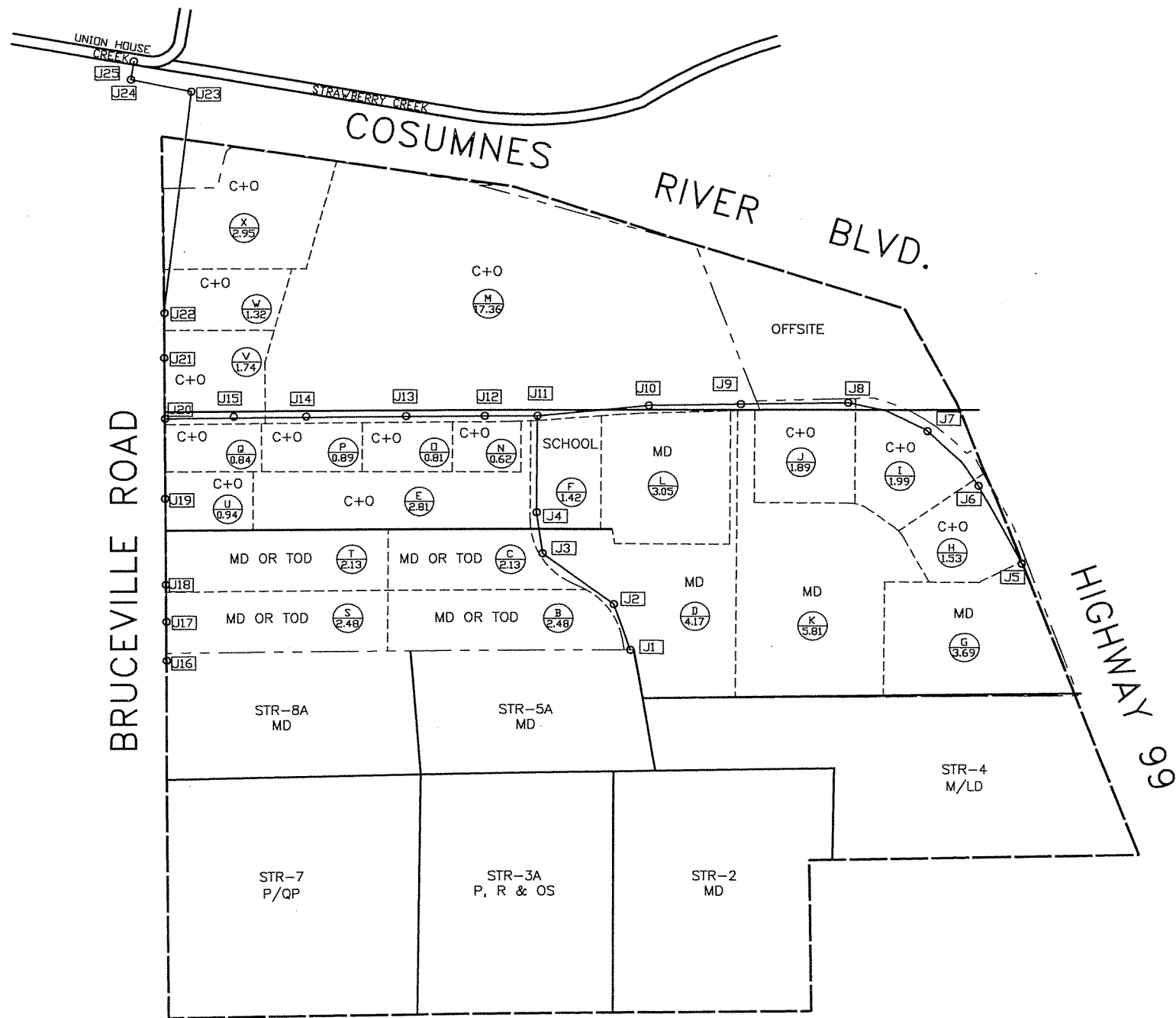


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DOUCET & ASSOCIATES, INC.

COLLEGE SQUARE DRAINAGE ANALYSIS
 JCPA MASTER PLAN WATERSHED 1 LAND USE

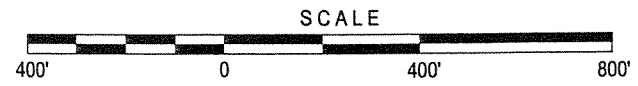
FIGURE
 2



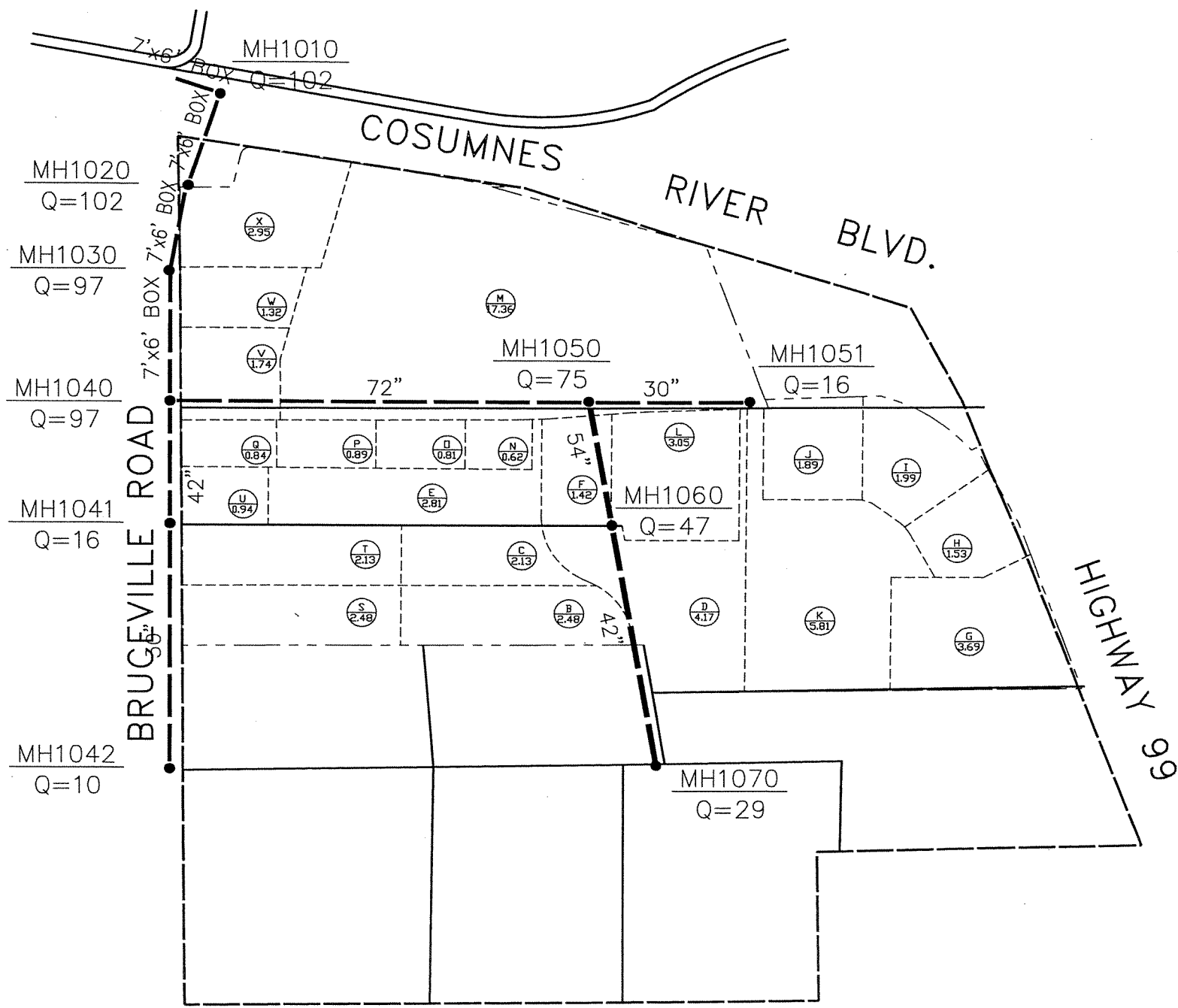
- LEGEND:**
- MD MEDIUM DENSITY RESIDENTIAL
 - C+O COMMERCIAL/OFFICE
 - M/LD MEDIUM/LOW DENSITY RESIDENTIAL
 - P, R & OS PARKS, RECREATION AND OPEN SPACE
 - P/QP PUBLIC AND QUASI PUBLIC
 - TOD TRANSIT-ORIENTED DEVELOPMENT
 - DRAINAGE AREA
 - ACREAGE

NOTE:

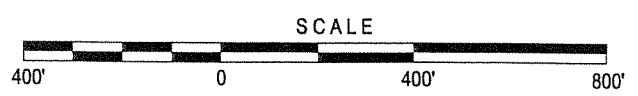
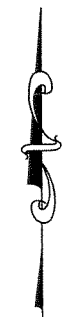
1. DRAINAGE AREAS B, C, T, & S TO BE DEVELOPED AS MD UNDER ALTERNATIVE 1 AND AS TOD UNDER ALTERNATIVE 2.



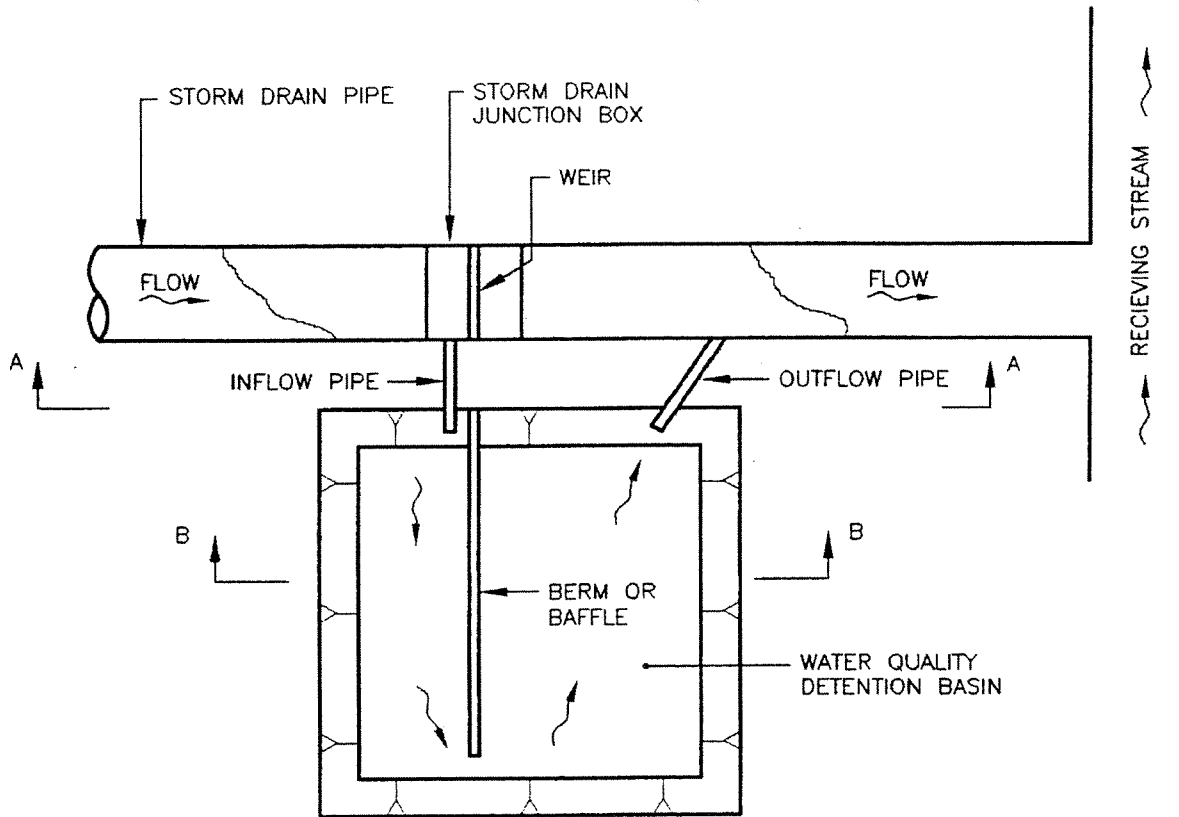
<p>MEAD HUNT ENGINEERS ARCHITECTS SCIENTISTS PLANNERS 3327 Longview Drive North Highlands, California 95660 Phone: (916) 971-3961 Fax: (916) 971-0578 JULY, 2003</p>	<p>DOUCET & ASSOCIATES, INC.</p>	<p>FIGURE 3</p>
	<p>COLLEGE SQUARE DRAINAGE ANALYSIS COLLEGE SQUARE LAND USE PLAN</p>	



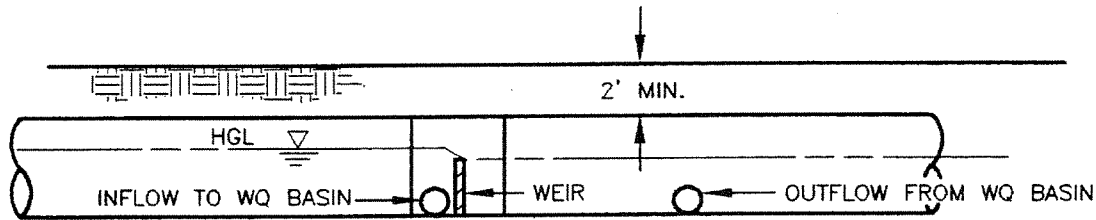
- LEGEND:**
- WATERSHED BOUNDARY
 - STORM DRAIN
 - ⊙ DRAINAGE AREA
 - ⊙ ACREAGE



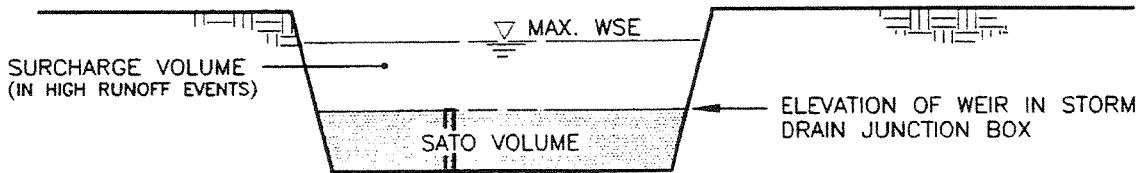
<p>ENGINEERS ARCHITECTS SCIENTISTS PLANNERS</p> <p>3327 Longview Drive North Highlands, California 95660 Phone: (916) 971-3961 Fax: (916) 971-0578 JULY, 2003</p>	DOUCET & ASSOCIATES, INC.	FIGURE 4
	COLLEGE SQUARE DRAINAGE ANALYSIS STORM DRAIN SIZES AND 10-YEAR FLOWS	



PLAN VIEW



SECTION A-A



SECTION B-B

SCHEMATIC DIAGRAM OF WATER QUALITY BASINS

Appendix C: Storm Drain Analysis

TABLE C-1
MASTER PLAN

NODE	NODE TYPE	BEND ANGLE	PIPE DIAMETER	PIPE LENGTH	FLOW	PIPE AREA	VELOCITY	HYDRAULIC RADIUS	CONVEYANCE	BEND LOSS COEFFICIENT	FRICION LOSS	WATER QUALITY LOSS	OUTLET LOSS	FLAP GATE LOSS	TRANSITION LOSS	JUNCTION LOSS	BEND LOSS	TOTAL LOSS	LOWEST GROUND ELEVATION	HGL	FREEBORD
WATERSHED 1																					
MH1010	MB	75	84	100	103	38.48	2.68	1.75	5537	0.64	0.03	0.50	0.11	0.02			0.07	0.74	24.3	24.14	0.16
MH1020	MB	10	84	270	103	38.48	2.68	1.75	5537	0.13	0.09						0.04	0.14	24.3	24.28	0.02
MH1030	B	10	84	250	91	38.48	2.36	1.75	5537	0.13	0.07						0.01	0.08	26.5	24.36	2.14
MH1040	MBJ	90	84	370	91	38.48	2.36	1.75	5537	0.70	0.10					0.05		0.15	26.5	24.51	1.99
MH1050	MBJ	80	72	1150	69	28.27	2.44	1.50	3670	0.66	0.41					0.05		0.46	24.7	24.97	-0.27
MH1060	M		54	350	39	15.90	2.45	1.13	1704		0.18							0.18	27.2	25.15	2.05
MH1070	M		42	700	30	9.62	3.12	0.88	872		0.83							0.83	27.9	25.98	1.92
MH1050																				24.97	
MH1051	M		30	450	13	4.91	2.65	0.63	355		0.60							0.60	27.3	25.57	1.73
MH1040																				24.51	
MH1041	M		42	350	20	9.62	2.08	0.88	872		0.18				0.03			0.22	26.8	24.73	2.07
MH1042	M		30	700	10	4.91	2.04	0.63	355		0.55							0.55	26.4	25.28	1.12

TABLE C-2
ALTERNATIVE 1: COLLEGE SQUARE WITHOUT RT STATION

NODE	NODE TYPE	BEND ANGLE	PIPE DIAMETER	PIPE LENGTH	FLOW	PIPE AREA	VELOCITY	HYDRAULIC RADIUS	CONVEYANCE	BEND LOSS COEFFICIENT	FRICTION LOSS	OUTLET LOSS	FLAP GATE LOSS	TRANSITION LOSS	JUNCTION LOSS	BEND LOSS	TOTAL LOSS	MASTER PLAN HGL	COLLEGE SQUARE HGL	INCREASE IN HGL
MH1010	MB	75	7'X6' RCB	600 ³	100	42.00	2.38	1.62	5728	0.64	0.18	0.09	0.02			0.05	0.34	23.4 ¹	20.39 ²	
MH1020	MB	10	7'X6' RCB	270	101	42.00	2.40	1.62	5728	0.13	0.08					0.02	0.10	23.8	20.73	-3.03
MH1030	B	10	7'X6' RCB	250	98	42.00	2.33	1.62	5728	0.13	0.07					0.02	0.09	23.9	20.84	-3.05
MH1040	MBJ	90	7'X6' RCB	370	96	42.00	2.29	1.62	5728	0.70	0.10				0.05	0.16	24.0	20.93	-3.04	
MH1050	MBJ	80		72	69	28.27	2.44	1.50	3670	0.66	0.41				0.02	0.43	24.1	21.08	-3.01	
MH1060	M			54	47	15.90	2.96	1.13	1704		0.27						0.27	24.6	21.51	-3.04
MH1070	M			42	29	9.62	3.01	0.88	872		0.77						0.77	24.7	21.78	-2.96
MH1050																		25.6	22.55	-3.01
MH1051	M			30	16	4.91	3.26	0.63	355		0.91						0.91	24.6	21.51	
MH1040																		25.2	22.42	-2.73
MH1041	M			42	16	9.62	1.66	0.88	872		0.12			0.00			0.12	24.1	21.08	
MH1042	M			30	10	4.91	2.04	0.63	355		0.55						0.55	24.3	21.20	-3.11
																		24.9	21.76	-3.11

¹ 10-year water surface elevation in Strawberry Creek

² 10-year water surface elevation in Unionhouse Creek

³ Distance from Bruceville Road to Unionhouse Creek downstream of Strawberry Creek confluence

TABLE C-3
ALTERNATIVE 2: COLLEGE SQUARE WITH RT STATION

NODE	NODE TYPE	BEND ANGLE	PIPE DIAMETER	PIPE LENGTH	FLOW	PIPE AREA	VELOCITY	HYDRAULIC RADIUS	CONVEYANCE	BEND LOSS COEFFICIENT	FRICTION LOSS	OUTLET LOSS	FLAP GATE LOSS	TRANSITION LOSS	JUNCTION LOSS	BEND LOSS	TOTAL LOSS	MASTER PLAN HGL	COLLEGE SQUARE HGL	INCREASE IN HGL
MH1010	MB	75	7'X6' RCB	600 ³	102	42.00	2.43	1.62	5728	0.64	0.19	0.09	0.02			0.06	0.36	23.4 ¹	20.39 ²	-3.02
MH1020	MB	10	7'X6' RCB	270	102	42.00	2.43	1.62	5728	0.13	0.09					0.02	0.11	23.9	20.86	-3.03
MH1030	B	10	7'X6' RCB	250	97	42.00	2.31	1.62	5728	0.13	0.07					0.01	0.08	24.0	20.94	-3.02
MH1040	MBJ	90	7'X6' RCB	370	97	42.00	2.31	1.62	5728	0.70	0.11				0.06		0.16	24.1	21.10	-2.99
MH1050	MBJ	80		72	1150	70	28.27	1.50	3670	0.66	0.42				0.03		0.44	24.6	21.55	-3.01
MH1060	M			54	350	47	15.90	1.13	1704		0.27						0.27	24.7	21.81	-2.93
MH1070	M			42	700	29	9.62	0.88	872		0.77						0.77	25.6	22.59	-2.98
MH1050																		24.6	21.55	
MH1051	M			30	450	16	4.91	0.63	355		0.91						0.91	25.2	22.46	-2.70
MH1040																		24.1	21.10	
MH1041	M			42	350	16	9.62	0.88	872		0.12			0.00			0.12	24.3	21.22	-3.09
MH1042	M			30	700	10	4.91	0.63	355		0.55						0.55	24.9	21.78	-3.09

¹ 10-year water surface elevation in Strawberry Creek

² 10-year water surface elevation in Unionhouse Creek

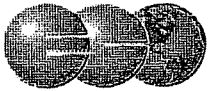
³ Distance from Bruceville Road to Unionhouse Creek downstream of Strawberry Creek confluence

Appendix F
Biology Information

This appendix contains the following items:

- June 20, 2000, wetland delineation prepared by ECORP Consulting
- November 8, 2000, letter from U.S. Army Corps of Engineers to ECORP Consulting regarding verification of wetland delineation
- *Wetland Delineation for College Square (20-Acre) (City of Sacramento, Sacramento County, California)*, dated December 13, 2002, prepared by ECORP Consulting
- December 4, 2001, letter from ECORP Consulting to U.S. Fish and Wildlife Service regarding modifications to the College Marketplace site plan
- December 12, 2001, letter from ECORP Consulting to U.S. Fish and Wildlife Service regarding impacts on seasonal marsh and proposed wetland mitigation
- February 7, 2002, letter from U.S. Fish and Wildlife Service to U.S. Army Corps of Engineers regarding formal consultation
- February 10, 2003, letter from ECORP Consulting to The Hoyt Company in response to biological resource-related questions from Brad Shirhall of the City of Sacramento
- February 14, 2003, letter from ECORP Consulting to U.S. Army Corps of Engineers regarding additional data collection points
- April 27, 2000, memorandum from Sandra Starr of ECORP Consulting regarding rare plant survey conducted for Cosumnes River Boulevard project site
- June 13, 2000, memorandum from Sandra Starr of ECORP Consulting regarding secondary rare plant survey conducted for Cosumnes River Boulevard project site
- Results of California Natural Diversity Database records search
- Fifth Year Monitoring Report, PAR Environmental Services

June 20, 2000, wetland delineation prepared by ECORP Consulting



20 June 2000

Mr. Mike Finan
USAED, Sacramento Regulatory Branch
Central California/Nevada Section
1325 J Street, 14th Floor
Sacramento, CA 95814-2922

Re: *Cosumnes River Blvd./College Marketplace - Wetland Delineation Request for USACOE Verification*

Dear Mr. Finan:

At the request of the Eureka Development Company, ECORP Consulting, Inc. has conducted a wetland delineation of the approximately 47-acre Cosumnes River Blvd./College Marketplace site. The subject property is located west of the State Highway 99 and south of Cosumnes River Blvd. in Sacramento County, California. The site is bound by Bruceville Road to the west, State Highway 99 and West Stockton Blvd. to the east, Cosumnes River Blvd. to the north, and rural residential parcels on Cotton Lane to the south. The site corresponds to a portion of Section 15, Township 7 North, Range 5 East (Mt. Diablo Baseline & Meridian) of the "Florin, California" 7.5 minute topographic quadrangle (U. S. Department of the Interior, Geological Survey) (Figure 1).

The wetland delineation was conducted on 08 and 09 March 2000 during which biologist walked meandering transects through the entire project site and mapped potentially jurisdictional waters of the U. S. The wetland delineation was conducted in accordance with the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987). Aerial photography (black and white, 1"=100" dated 10 February 1999) was utilized to assist with ground-truthing.

The site has been historically leveled, dry-farmed, and possibly grazed but is currently fallow. The survey area is comprised of annual grassland habitat that is dominated by non-native plant species such as ryegrass (*Lolium multiflorum*), filaree (*Erodium botrys*), medusahead grass (*Taeniatherum caput-medusae*), and wild oats (*Avena fatua*). Intermixed within the grassland matrix are naturally occurring seasonally inundated aquatic features and a constructed pond.

A total of 3.91 acres of potentially jurisdictional waters of the U. S. have been mapped for the Cosumnes River Blvd./Bruceville Road site (see attached wetland delineation map revision dated 08 June 2000). The total acreage is comprised of seasonal wetlands (0.52 acre), vernal pools (0.04 acre), and seasonal marsh (1.50 acres), and a constructed pond (1.85 acres).

Naturally occurring aquatic features include seasonally inundated areas such as vernal pools, seasonal wetlands, and a seasonal marsh. A large constructed pond is located within the

northeastern portion of the site. The pond has an earthen berm is appears to be inundated via direct rainfall and local run-off.

Vernal pools are isolated basins, which become inundated during the wet season and become dry during the spring. They are typically underlain with an impervious or semi-impervious claypan or hardpan layer. These features typically have a dominance of native annual plants such as slender popcorn flower (*Plagiobothrys stipitatus*), Carter's buttercup (*Ranunculus bonariensis*), winged water-starwort (*Callitriche marginata*), and Vasey's coyote thistle (*Eryngium vaseyi*).

Seasonal wetlands are isolated basins that are underlain with a semi-impervious soil layer and are inundated through the wet season but dry completely into the spring season. Plant species composition is typically comprised of non-native species such as ryegrass (*Lolium multiflorum*), curly dock (*Rumex crispus*), and Hyssop loosestrife (*Lythrum hyssopifolium*).

The seasonal marsh and constructed pond are located within the northern portion of the survey area. The seasonal marsh is a naturally occurring feature that receives direct rainfall as well as additional run-off from the adjacent Cosumnes River Blvd./Bruceville Road intersection. Plant species observed in the seasonal marsh included tall flatsedge (*Cyperus eragrostis*), Hyssop loosestrife, white water buttercup (*Ranunculus aquatilis*), and dotted smartweed (*Polygonum punctatum*). The constructed pond is comprised of primarily open water habitat but is vegetated at the shallower edges.

Please call me to schedule a field visit and if you have any questions regarding this project.

Sincerely,



Keith C. Kwan
Associate Biologist

Attachments

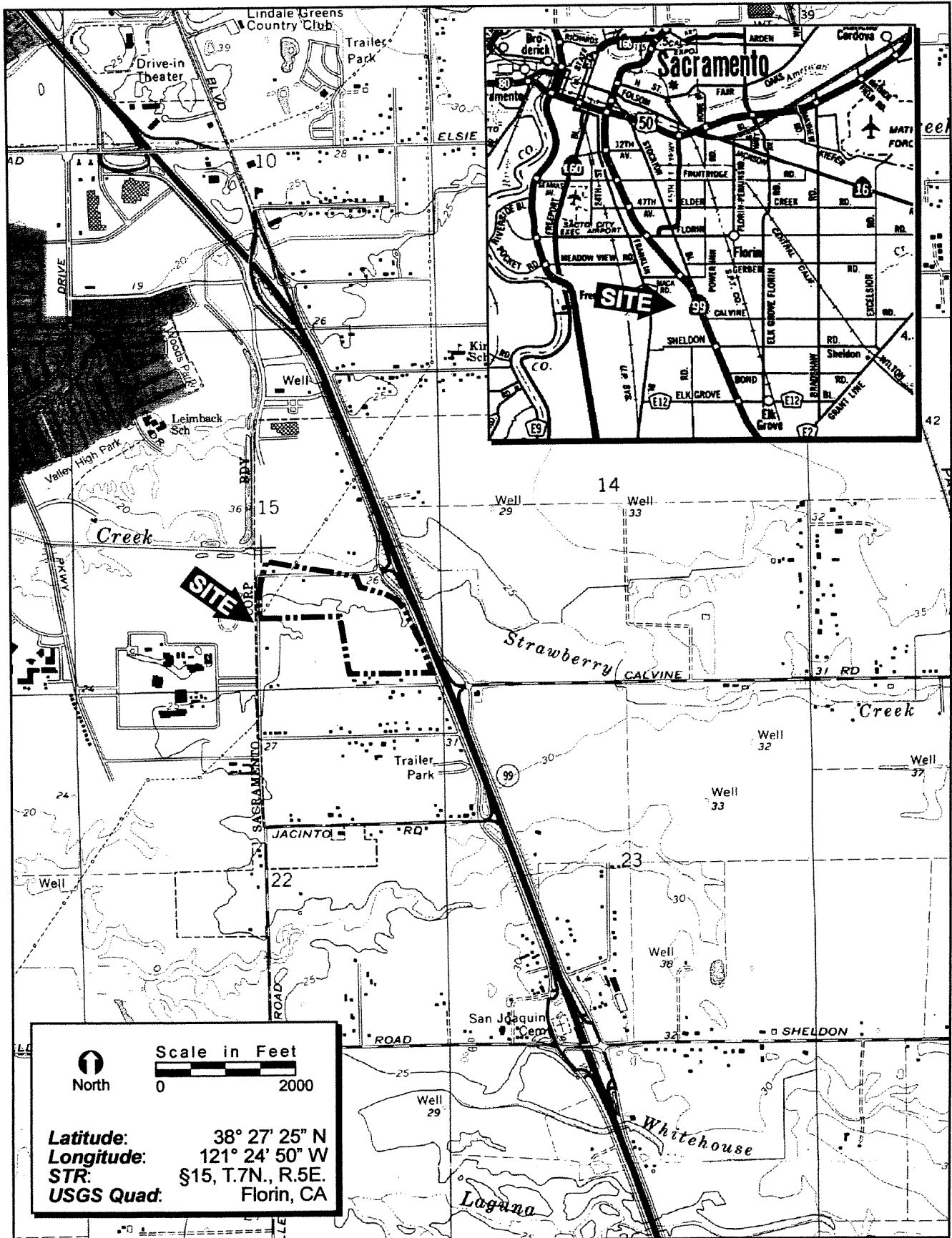


FIGURE 1. Project Site and Vicinity Map

2000-028 Cosumnes River Blvd.

**Cosumnes River Blvd./College Marketplace
Wetland Delineation
Plants Observed at Data Points**

Abbr.	Scientific Name	Common Name	Indicator Status
AVE FAT	<i>Avena fatua</i>	Wild oat	N/L
BRO HOR	<i>Bromus hordeaceus</i>	Soft brome	FACU-
CON ARV	<i>Convolvulus arvensis</i>	Morning glory	N/L
CYP ERA	<i>Cyperus eragrostis</i>	Tall flatsedge	FACW
ELE MAC	<i>Eleocharis macrostachya</i>	Creeping spikerush	OBL
ERO BOT	<i>Erodium botrys</i>	Filaree	FACU*
ERY VAS	<i>Eryngium vaseyi</i>	Vasey's coyote-thistle	FACW
GLY spe.	<i>Glyceria</i> species	Manna grass	OBL
HEM FIT	<i>Hemizonia fitchii</i>	Fitch's spikeweed	FACU
HOR MAR	<i>Hordeum marinum</i>	Mediterranean barley	FAC+
LAC SER	<i>Lactuca serriola</i>	Prickly lettuce	FAC
LOL MUL	<i>Lolium multiflorum</i>	Ryegrass	FAC
LYT HYS	<i>Lythrum hyssopifolium</i>	Hyssop loosestrife	FACW
PHA spe.	<i>Phalaris</i> species	Canarygrass	--
PLA STI	<i>Plagiobothrys stipitatus</i>	Slender popcorn-flower	OBL
POL PUN	<i>Polygonum punctatum</i>	Dotted smartweed	OBL
POL MON	<i>Polypogon monspeliensis</i>	Annual rabbit-foot grass	FACW+
PSI BRE	<i>Psilocarphus brevissimus</i>	Dwarf woolly-heads	OBL
RAN AQU	<i>Ranunculus aquatilis</i>	White water buttercup	OBL
RAN MUR	<i>Ranunculus muricatus</i>	Spiny-fruit buttercup	FACW+
RUM CRI	<i>Rumex crispus</i>	Curly dock	FACW-
TAE CAP	<i>Taeniatherum caput-medusae</i>	Medusahead grass	N/L
XAN STR	<i>Xanthium strumarium</i>	Rough cockle-bur	FAC+

Indicator Status Codes

OBL = Obligate Wetland; occur almost always (estimated probability >99%) under natural conditions in wetlands.

FACW = Facultative Wetland; usually occur in wetlands (estimated probability 67%-99%) under natural conditions in wetlands.

FAC = Facultative; equally likely to occur in wetlands or non-wetlands (estimated probability 34%-66%).

FACU = Facultative Upland; usually occur in non-wetlands (estimated probability 67%-99%).

UPL = Obligate Upland; occur almost always (estimated probability >99%) in non-wetlands in the region specified.

N/L = Not Listed.

NI = No indicator was recorded for those species for which insufficient information was available to determine a status.

-- = May or may not occur in wetlands depending upon species.

A positive (+) sign indicates a frequency toward the higher (more frequently found in wetlands) end of the facultative categories.

A negative (-) sign indicates a frequency toward the lower (less frequently found in wetlands) end of the facultative categories.

An asterisk (*) indicates a tentative assignment based upon limited information or conflicting review.

**Cosumnes River Blvd./College Marketplace
Wetland Delineation
Plants Observed at Data Points**

Abbr.	Scientific Name	Common Name	Indicator Status
AVE FAT	<i>Avena fatua</i>	Wild oat	N/L
BRO HOR	<i>Bromus hordeaceus</i>	Soft brome	FACU-
CON ARV	<i>Convolvulus arvensis</i>	Morning glory	N/L
CYP ERA	<i>Cyperus eragrostis</i>	Tall flatsedge	FACW
ELE MAC	<i>Eleocharis macrostachya</i>	Creeping spikerush	OBL
ERO BOT	<i>Erodium botrys</i>	Filaree	FACU*
ERY VAS	<i>Eryngium vaseyi</i>	Vasey's coyote-thistle	FACW
GLY spe.	<i>Glyceria</i> species	Manna grass	OBL
HEM FIT	<i>Hemizonia fitchii</i>	Fitch's spikeweed	FACU
HOR MAR	<i>Hordeum marinum</i>	Mediterranean barley	FAC+
LAC SER	<i>Lactuca serriola</i>	Prickly lettuce	FAC
LOL MUL	<i>Lolium multiflorum</i>	Ryegrass	FAC
LYT HYS	<i>Lythrum hyssopifolium</i>	Hyssop loosestrife	FACW
PHA spe.	<i>Phalaris</i> species	Canarygrass	--
PLA STI	<i>Plagiobothrys stipitatus</i>	Slender popcorn-flower	OBL
POL PUN	<i>Polygonum punctatum</i>	Dotted smartweed	OBL
POL MON	<i>Polypogon monspeliensis</i>	Annual rabbit-foot grass	FACW+
PSI BRE	<i>Psilocarphus brevissimus</i>	Dwarf woolly-heads	OBL
RAN AQU	<i>Ranunculus aquatilis</i>	White water buttercup	OBL
RAN MUR	<i>Ranunculus muricatus</i>	Spiny-fruit buttercup	FACW+
RUM CRI	<i>Rumex crispus</i>	Curly dock	FACW-
TAE CAP	<i>Taeniatherum caput-medusae</i>	Medusahead grass	N/L
XAN STR	<i>Xanthium strumarium</i>	Rough cockle-bur	FAC+

Indicator Status Codes

OBL = Obligate Wetland; occur almost always (estimated probability >99%) under natural conditions in wetlands.

FACW = Facultative Wetland; usually occur in wetlands (estimated probability 67%-99%) under natural conditions in wetlands.

FAC = Facultative; equally likely to occur in wetlands or non-wetlands (estimated probability 34%-66%).

FACU = Facultative Upland; usually occur in non-wetlands (estimated probability 67%-99%).

UPL = Obligate Upland; occur almost always (estimated probability >99%) in non-wetlands in the region specified.

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NI = No indicator was recorded for those species for which insufficient information was available to determine a status.

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A positive (+) sign indicates a frequency toward the higher (more frequently found in wetlands) end of the facultative categories.

A negative (-) sign indicates a frequency toward the lower (less frequently found in wetlands) end of the facultative categories.

An asterisk (*) indicates a tentative assignment based upon limited information or conflicting review.

Project/Site: Cosumnes River Blvd./Bruceville Date: 3/9/00 Sample Point: 04
 Applicant/Owner: Eureka Development Co. Field Investigator(s): K. Kwan
 County: Sacramento State: CA Plant Community: Annual Grassland
 Quad(s): Florin, CA Section/Township/Range: T7N, R5E, Sect. 15

VEGETATION

HYDROPHYTIC VEGETATION? Yes No

Species	Ind. Status	Dom.	% Cover	Species	Ind. Status	Dom.	% Cover
1) <u>Ele wac</u>	<u>Obl</u>		<u>20</u>	6) <u>Lythys</u>	<u>Facw</u>		<u>10</u>
2) <u>Pol pun</u>	<u>Obl</u>		<u>20</u>	7) <u>Gly ocu</u>	<u>Obl</u>		<u>10</u>
3) <u>Rum cr.</u>	<u>Facw</u>		<u>10</u>	8) <u>Cypera</u>	<u>Facw</u>		<u>10</u>
4) <u>Ran mur</u>	<u>Facw</u>		<u>10</u>	9) <u>Ran aqu</u>	<u>Obl</u>		<u>tr</u>
5) <u>Xan str</u>	<u>Fac</u>		<u>10</u>	10) _____			

Percentage of species that are OBL, FACW, and/or FAC: 750 %

Basis: Hydrophytic species dominance Upland species dominance

Comments: _____

SOILS

HYDRIC SOILS? Yes No

Series/Phase: 217 Sandloam - b1t complex, leveled, 0-1% slope On hydric soils list? Yes No

Mottled? Yes No Gleyed? Yes No Hydric Components: Salt components in depression

Matrix color: 10YR 3/2 Mottle color: 7.5YR 4/6 Other Indicators: _____

Basis: Very low chroma Low chroma with mottles Gleyed Presumed aquatic moisture regime High chroma

Comments: _____

HYDROLOGY

WETLAND HYDROLOGY? Yes No

Inundated? Yes No Depth of standing water: 12" + Saturated? Yes No Depth to saturated soil: _____

Other indicators: _____

Basis: Inundated/Saturated soil Topography Evidence of Seasonal Pooling Other: _____

Comments: _____

Do normal environmental conditions exist at this site? Yes No If no, explain: _____

Atypical Situation? Yes No Explain: _____

DECISION *

WETLAND/WATERS DETERMINATION? Yes No

Rationale: all criteria have been met

General comments: _____

Vernal Pool Seasonal Wetland Drainage Swale Freshwater Marsh Stock Pond Intermittent Drainage

Other (specify) Seasonal marsh

Project/Site: Lossumes River Blvd./Bruceville Date: 3/9/00 Sample Point: 05
 Applicant/Owner: Eureka Development Co. Field Investigator(s): K. Kwan
 County: Sacramento State: CA Plant Community: Annual Grassland
 Quad(s): Florin CA Section/Township/Range: T7N, R5E, Sect. 15

VEGETATION HYDROPHYTIC VEGETATION? Yes No

Species	Ind. Status	Dom.	% Cover	Species	Ind. Status	Dom.	% Cover
1) <u>Hem fil</u>	<u>FACU</u>		<u>10</u>	6) <u>Ave fat</u>	<u>N/L</u>		<u>10</u>
2) <u>Luc ser</u>	<u>FAC</u>		<u>5</u>	7) <u>Ero bot</u>	<u>N/L</u>		<u>10</u>
3) <u>Bro hor</u>	<u>FACU</u>		<u>25</u>	8) _____			
4) <u>Tae cap</u>	<u>N/L</u>		<u>10</u>	9) _____			
5) <u>Lol mul</u>	<u>FAC</u>		<u>10</u>	10) _____			

Percentage of species that are OBL, FACW, and/or FAC: < 50 %
 Basis: Hydrophytic species dominance Upland species dominance
 Comments: _____

SOILS HYDRIC SOILS? Yes No

Series/Phase: Zi7 San Joaquin-Galt complex, leveled, 0-1 1/2 slys On hydric soils list? Yes No
 Mottled? Yes No Gleyed? Yes No Hydric Components: Galt components in depressions
 Matrix color: 10YR 4/4 Mottle color: _____ Other Indicators: _____
 Basis: Very low chroma Low chroma with mottles Gleyed Presumed aquic moisture regime High chroma
 Comments: highly disturbed/disked soil

HYDROLOGY WETLAND HYDROLOGY? Yes No

Inundated? Yes No Depth of standing water: _____ Saturated? Yes No Depth to saturated soil: _____
 Other indicators: _____
 Basis: Inundated/Saturated soil Topography Evidence of Seasonal Pooling Other: _____
 Comments: _____
 Do normal environmental conditions exist at this site? Yes No If no, explain: _____
 Atypical Situation? Yes No Explain: _____

DECISION * WETLAND/WATERS DETERMINATION? Yes No

Rationale: all criteria have not been met
 General comments: typical upland area

- Vernal Pool Seasonal Wetland Drainage Swale Freshwater Marsh Stock Pond Intermittent Drainage
 Other (specify) _____

ECORP Consulting, Inc.

ROUTINE WETLAND DELINEATION

ENVIRONMENTAL CONSULTANTS

Project/Site: Colusa River Blvd.
Applicant/Owner: Eureka Development Co.
County: Sacramento State: CA
Quad(s): Florida, CA, California

Date: 6/8/00 Sample Point: 06
Field Investigator(s): Kwan
Plant Community: Annual Grassland
Section/Township/Range: T. 7N, R. 5E, sec(s). 15

VEGETATION

HYDROPHYTIC VEGETATION? Yes No

Species	Ind. Status	Dom.	% Cover	Species	Ind. Status	Dom.	% Cover
1) <u>Lo/mul</u>	<u>FAC</u>		<u>90</u>	6) _____			
2) <u>Con arvensis</u>	<u>N/L</u>		<u>10</u>	7) _____			
3) <u>Hor mar</u>	<u>FAC</u>		<u>tr</u>	8) _____			
4) <u>Rum cr.</u>	<u>FACW</u>		<u>tr</u>	9) _____			
5) <u>Pal mon</u>	<u>FACW</u>		<u>tr</u>	10) _____			

Percentage of species that are OBL, FACW, and/or FAC: >50 %

Basis: Hydrophytic species dominance Upland species dominance

Comments: Convolvulus arvensis presence due to disking and late germination

SOILS

HYDRIC SOILS? Yes No

Series/Phase: 217 San Joaquin-Galt complex, leveled, 0-1% slopes On hydric soils list? Yes No

Mottled? Yes No Gleyed? Yes No Hydric Components: galt components in depressions

Matrix color: 10YR4/2 Mottle color: 7.5YR 4/6 Other Indicators: _____

Basis: Very low chroma Low chroma with mottles Gleyed Presumed aquic moisture regime High chroma

Comments: _____

HYDROLOGY

WETLAND HYDROLOGY? Yes No

Inundated? Yes No Depth of standing water: _____ Saturated? Yes No Depth to saturated soil: _____

Other indicators: _____

Basis: Inundated/Saturated soil Topography Evidence of Seasonal Pooling Other: _____

Comments: some evidence of algal matting on dirt clods

Do normal environmental conditions exist at this site? Yes No If no, explain: _____

Atypical Situation? Yes No Explain: _____

* DECISION *

WETLAND/WATERS DETERMINATION? Yes No

Rationale: all criteria have been met

General comments: area has been recently disked but is readily apparent based upon topography and remnant vegetation

Vernal Pool Seasonal Wetland Drainage Swale Freshwater Marsh Stock Pond Intermittent Drainage

Other (specify) _____

ENVIRONMENTAL CONSULTANTS

Project/Site: Lossumes River Blvd.
Applicant/Owner:
County: State: CA
Quad(s): , California

Date: 6/8/00 Sample Point: 07
Field Investigator(s): Kwan
Plant Community:
Section/Township/Range: T. , R. , sec(s).

VEGETATION

HYDROPHYTIC VEGETATION? Yes [checked] No []

Table with 4 columns: Species, Ind. Status, Dom., % Cover. Rows 1-5 contain handwritten entries: 1) Lol per mul Fac 75, 2) Hor mar Fac 20, 3) Con arv N/L tr, 4) Pla spe ~ tr, 5) Rum cri FacW 5.

Percentage of species that are OBL, FACW, and/or FAC: >50 %

Basis: Hydrophytic species dominance [checked] Upland species dominance []

Comments: recently disked; % based upon plant remnants

SOILS

HYDRIC SOILS? Yes [checked] No []

Series/Phase: 217 San Joaquin-Galt complex, Leveled, 0-1% slope, On hydric soils list? Yes [checked] No []

Mottled? Yes [checked] No [] Gleyed? Yes [] No [checked] Hydric Components: Galt components in depressions

Matrix color: 10YR 3/2 Mottle color: 7.5YR 4/6 Other Indicators:

Basis: Very low chroma [] Low chroma with mottles [checked] Gleyed [] Presumed aquic moisture regime [] High chroma []

Comments:

HYDROLOGY

WETLAND HYDROLOGY? Yes [checked] No []

Inundated? Yes [] No [checked] Depth of standing water: Saturated? Yes [] No [checked] Depth to saturated soil:

Other indicators:

Basis: Inundated/Saturated soil [] Topography [checked] Evidence of Seasonal Pooling [checked] Other:

Comments: algal matting on dirt clods

Do normal environmental conditions exist at this site? Yes [checked] No [] If no, explain:

Atypical Situation? Yes [] No [checked] Explain:

* DECISION *

WETLAND/WATERS DETERMINATION? Yes [checked] No []

Rationale: all criteria have been met

General comments: recently disked but topography is distinctive

- [] Vernal Pool [checked] Seasonal Wetland [] Drainage Swale [] Freshwater Marsh [] Stock Pond [] Intermittent Drainage
[] Other (specify)

ECORP Consulting, Inc.

ROUTINE WETLAND DELINEATION

ENVIRONMENTAL CONSULTANTS

Project/Site: Lossumes River Blvd.

Date: 6/8/00 Sample Point: 08

Applicant/Owner: _____

Field Investigator(s): Kwan

County: _____ State: CA

Plant Community: _____

Quad(s): _____, California

Section/Township/Range: T. _____, R. _____, sec(s). _____

VEGETATION

HYDROPHYTIC VEGETATION? Yes No

Species	Ind. Status	Dom.	% Cover	Species	Ind. Status	Dom.	% Cover
1) <u>Lol mul</u>	<u>Fac</u>	_____	<u>80</u>	6) _____	_____	_____	_____
2) <u>Hor man</u>	<u>Fac</u>	_____	<u>10</u>	7) _____	_____	_____	_____
3) <u>Pal mon</u>	<u>FacW</u>	_____	<u>5</u>	8) _____	_____	_____	_____
4) <u>Rum cr.</u>	<u>FacW</u>	_____	<u>5</u>	9) _____	_____	_____	_____
5) _____	_____	_____	_____	10) _____	_____	_____	_____

Percentage of species that are OBL, FACW, and/or FAC: 100 %

Basis: Hydrophytic species dominance Upland species dominance

Comments: _____

SOILS

HYDRIC SOILS? Yes No

Series/Phase: Z17 San Joaquin - Galt complex, leveled, 0-1% slope On hydric soils list? Yes No

Mottled? Yes No Gleyed? Yes No Hydric Components: Galt components in depression

Matrix color: 10YR 3/2 Mottle color: 7.5YR 4/6 Other Indicators: _____

Basis: Very low chroma Low chroma with mottles Gleyed Presumed aquatic moisture regime High chroma

Comments: _____

HYDROLOGY

WETLAND HYDROLOGY? Yes No

Inundated? Yes No Depth of standing water: _____ Saturated? Yes No Depth to saturated soil: _____

Other indicators: Min concretions present in mottled undisturbed soil

Basis: Inundated/Saturated soil Topography Evidence of Seasonal Pooling Other: _____

Comments: algal matting

Do normal environmental conditions exist at this site? Yes No If no, explain: _____

Atypical Situation? Yes No Explain: _____

* DECISION *

WETLAND/WATERS DETERMINATION? Yes No

Rationale: all criteria have been met

General comments: recently disked area

Vernal Pool Seasonal Wetland Drainage Swale Freshwater Marsh Stock Pond Intermittent Drainage

Other (specify) _____

ENVIRONMENTAL CONSULTANTS

Project/Site: Losunnes River Blvd.
Applicant/Owner: _____
County: _____ State: CA
Quad(s): _____, California

Date: 6/8/00 Sample Point: 09
Field Investigator(s): Kwan
Plant Community: _____
Section/Township/Range: T. _____, R. _____, sec(s). _____

- VEGETATION

HYDROPHYTIC VEGETATION? Yes No

Species	Ind. Status	Dom.	% Cover	Species	Ind. Status	Dom.	% Cover
1) <u>Plasti</u>	<u>Obl</u>		<u>50</u>	6) _____			
2) <u>Ps: bre</u>	<u>Obl</u>		<u>tr</u>	7) _____			
3) <u>Ery ras</u>	<u>Fac</u>		<u>50</u>	8) _____			
4) _____				9) _____			
5) _____				10) _____			

Percentage of species that are OBL, FACW, and/or FAC: _____%

Basis: Hydrophytic species dominance Upland species dominance

Comments: recently disked so %'s based upon remnants

- SOILS

HYDRIC SOILS? Yes No

Series/Phase: 217 San Joaquin - Galt complex, leveled, 0-1% slope On hydric soils list? Yes No
Mottled? Yes No Gleyed? Yes No Hydric Components: Galt complex in depressions
Matrix color: 10YR 3/2 Mottle color: _____ Other Indicators: _____
Basis: Very low chroma Low chroma with mottles Gleyed Presumed aquic moisture regime High chroma
Comments: _____

- HYDROLOGY

WETLAND HYDROLOGY? Yes No

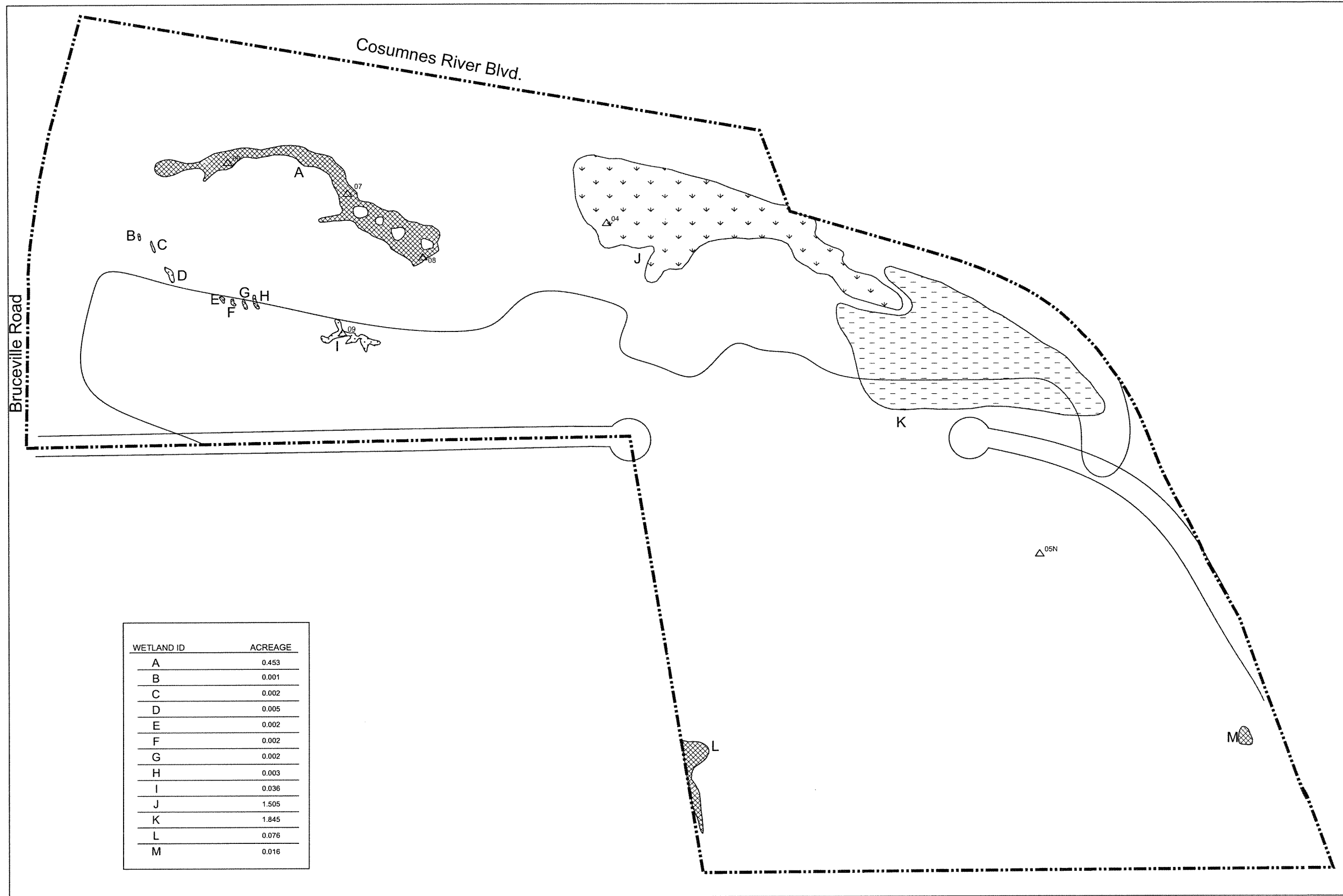
Inundated? Yes No Depth of standing water: _____ Saturated? Yes No Depth to saturated soil: _____
Other indicators: _____
Basis: Inundated/Saturated soil Topography Evidence of Seasonal Pooling Other: _____
Comments: algal matting
Do normal environmental conditions exist at this site? Yes No If no, explain: _____
Atypical Situation? Yes No Explain: _____

* DECISION *

WETLAND/WATERS DETERMINATION? Yes No

Rationale: all criteria have been met
General comments: recently disked

- Vernal Pool
- Seasonal Wetland
- Drainage Swale
- Freshwater Marsh
- Stock Pond
- Intermittent Drainage
- Other (specify) _____



WETLAND ID	ACREAGE
A	0.453
B	0.001
C	0.002
D	0.005
E	0.002
F	0.002
G	0.002
H	0.003
I	0.036
J	1.505
K	1.845
L	0.076
M	0.016

JOB NAME: Cosumnes River Blvd. - WD
 SCALE: 1"=100'
 DATE: 20 MARCH 2000
 REVISION: 9/13/00
 FILE NAME: CRB-WD.DWG

WATERS OF THE U.S. ACREAGE	
CLASSIFICATION	EXISTING ACREAGE
Vernal Pool	0.04
Seasonal Wetland	0.55
Seasonal Marsh	1.50
Constructed Pond	1.85
TOTAL:	3.94

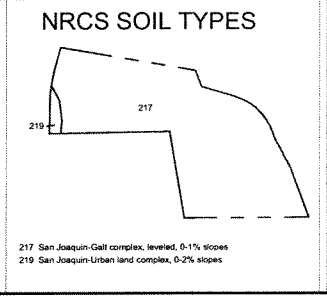
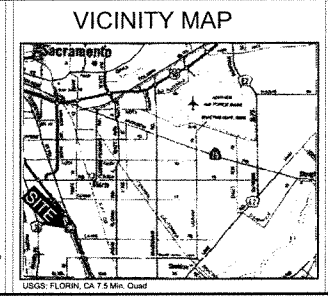
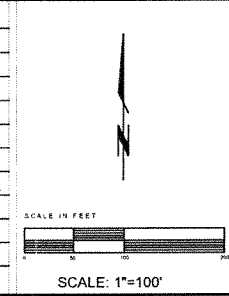
△04 Three Parameter Sample Point (Wetland)
 △05N Three Parameter Sample Point (Upland)

NOTES

Gross project acreage: 7.47

Field verification conducted on 12 September 2000.

This exhibit depicts information and data produced in strict accord with the U.S. Army Corps of Engineers wetland delineation methods described in the 1987 Corps of Engineers Wetland Delineation Manual and conforms to specifications per the Sacramento Corps District. However, wetland boundaries have not been legally surveyed and may be subject to minor adjustments if exact locations are required.



COSUMNES RIVER BLVD./ COLLEGE MARKETPLACE
 WETLAND DELINEATION

DATE: 20 MARCH 2000	REVISION: 9/13/00	FILE NAME: CRB-WD.DWG
DRAWN BY: ASM	SCALE: 1"=100'	PROJECT NO.: 2000-028
CHECKED BY:	MSL: A-H	
WETLAND VERIFICATION LETTER DATE:		

ECORP Consulting, Inc.
 ENVIRONMENTAL CONSULTANTS

2260 Douglas Blvd., Suite 160
 Roseville, CA 95661
 Ph: (916) 782-9100

2100 Embarcadero, Suite 105
 Oakland, CA 94606
 Ph: (510) 434-0150

**November 8, 2000, letter from U.S. Army Corps of Engineers to ECORP Consulting
regarding verification of wetland delineation**

09 NOV 2000



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922
November 8, 2000

Regulatory Branch (200000334)

Kieth Kwan
ECORP Consulting, Inc.
2260 Douglas Blvd., Suite 160
Roseville, California 95661

Dear Mr. Kwan:

This letter concerns the delineation of waters of the United States, including wetlands, you have provided for the College Marketplace project. This property is located in Section 15, Township 7 North, Range 5 East, M.D.B. & M., Sacramento, Sacramento County, California.

We have reviewed and verified the March 20, 2000, revised September 13, 2000, Cosumnes River Blvd./College marketplace Wetland Delineation drawing which shows approximately 3.94 acres of waters of the United States, including wetlands, within the surveyed area. Our jurisdiction in this area is under Section 404 of the Clean Water Act. A Department of the Army permit is required prior to discharging dredged or fill materials into waters of the United States. Accordingly, a permit will be required prior to filling any of the waters present on the property. The type of permit required will depend on the type and amount of waters which would be lost or adversely modified by fill activities.

This verification is valid for five years from the date of this letter unless new information warrants revision of the determination before the expiration date. Please refer to identification number 200000334 in any correspondence concerning this project. If you have any questions, please write to Nancy Haley, Room 1480 at the letterhead address, or telephone (916) 557-7772.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Finan".

Michael Finan
Chief, Delta Office

Copies Furnished:

Doug Sutherland, College Marketplace, LLC, c/o Citadel Equities, 8211 Sierra College Blvd.,
#418, Roseville, California 95661

Wetland Delineation for College Square (20-Acre) (City of Sacramento, Sacramento County, California), dated December 13, 2002, prepared by ECORP Consulting

RECEIVED
DEC 23 2002

WETLAND DELINEATION
FOR
COLLEGE SQUARE (20-ACRE)
(CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA)

December 13, 2002

Prepared for:
Granite Bay Holdings



CONTENTS

WETLAND DELINEATION

COLLEGE SQUARE (20-ACRE)

1.0 INTRODUCTION 1

2.0 SURVEY METHODOLOGY 1

3.0 EXISTING SITE CONDITIONS 3

 3.1 Water of the U.S. 5

 3.1.1 Wetlands 5

4.0 INTERSTATE OR FOREIGN COMMERCE 7

5.0 CONCLUSION 7

LIST OF FIGURES

Figure 1 – Project Site and Vicinity Map

Figure 2 – NRCS Soil Types

Figure 3 – Wetland Delineation Map

LIST OF APPENDICES

Appendix A – Wetland Delineation Data Sheets

Appendix B – Plant List

Appendix C – Wetland Delineation Map

1.0 INTRODUCTION

On behalf of Granite Bay Holdings, ECORP Consulting, Inc. has conducted a wetland delineation of the 20-acre College Marketplace site located in the City of Sacramento, Sacramento County, California. The subject property is located south of Cosumnes River Boulevard, west of State Highway 99, north of San Jacinto Road and east of Cosumnes River Community College (Figure 1. – *Project Site and Vicinity Map*). The site corresponds to a portion of Section 15, Township 7 North, and Range 5 East of the "Florin, California" 7.5-minute quadrangle (U. S. Department of the Interior, Geological Survey).

APPLICANT:

Attn: Mr. Larry John
Granite Bay Holdings
1693 Eureka Rd, Suite 100
Roseville, California 95661
Phone: (916) 780-5505
Fax: (916) 780-5506

AGENT:

Attn: Mr. Jim Stewart or Mr. Keith Kwan
ECORP Consulting, Inc.
2260 Douglas Blvd., Suite 160
Roseville, California 95661
Phone: (916) 782-9100
Fax: (916) 782-9134

2.0 SURVEY METHODOLOGY

The wetland delineation was conducted on October 3, 2002, during which time, biologist Keith Kwan walked and inspected the entire site. The entire site was walked to determine the extent of potential waters of the U. S. within the project site.

This wetland delineation was conducted in accordance with the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987). A number of three parameter data points were taken throughout the site, and their Global Positioning System (GPS) coordinates were logged and recorded with a Trimble GPS unit. A black and white aerial photograph (1"=00,' flown on May 13, 1997) was utilized to assist with mapping and ground-truthing. A *Munsell Soil Color Chart* (Kollmorgen Instruments Corp. 1990) was used to identify hydric soils in the field and the *Jepson Manual* (Hickman 1994) was used for plant identification.

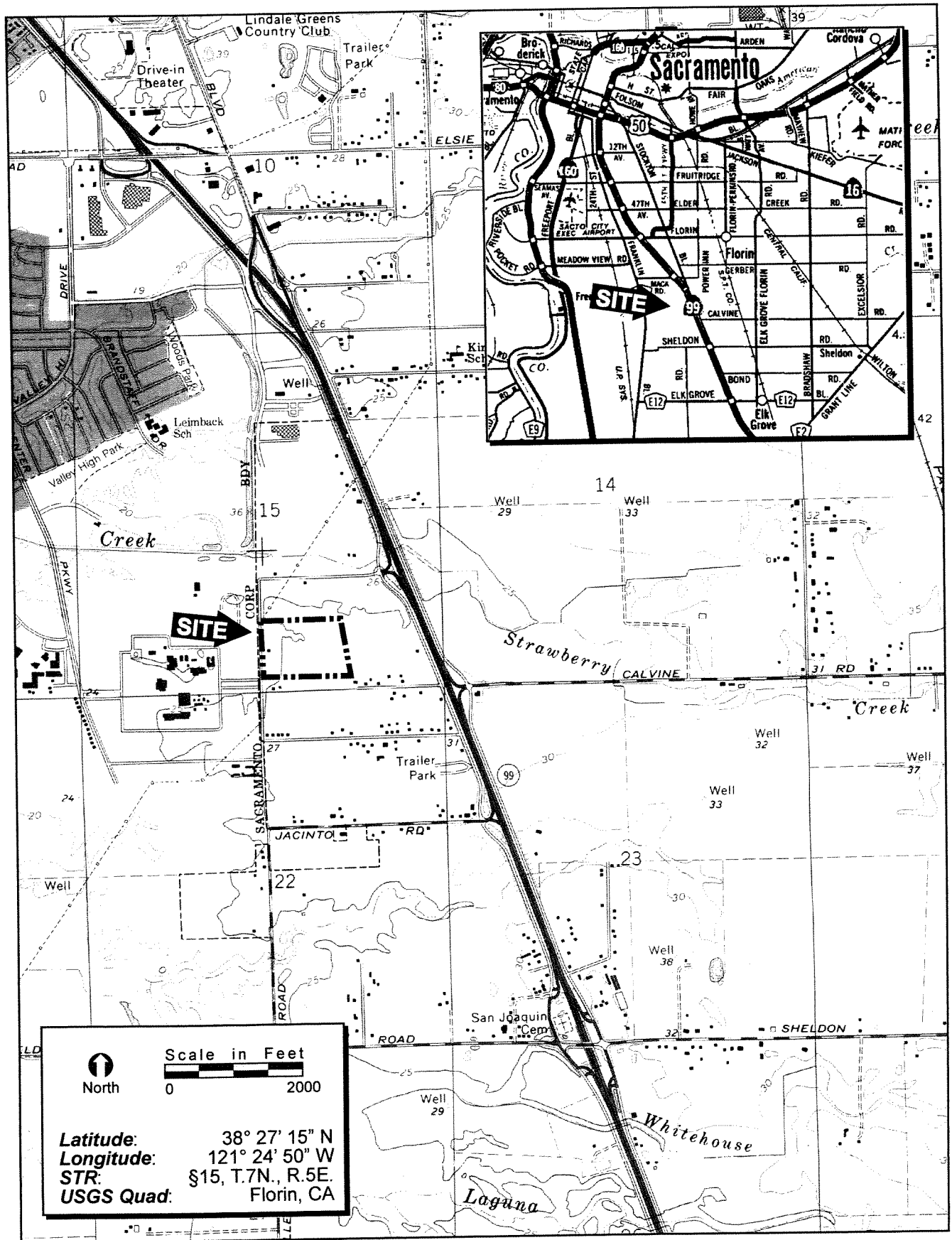


FIGURE 1. Project Site and Vicinity Map

2000-028 College Square

ECORP Consulting, Inc.
 ENVIRONMENTAL CONSULTANTS

©2000

The survey was conducted at the end of the dry season and was without significant precipitation for several months. All annual and most perennial plants were well past flowering and have set seed.

3.0 EXISTING SITE CONDITIONS

The site is comprised of leveled to relatively flat terrain, and is situated at an elevation of approximately 25 feet above mean sea level. According to the *Soil Survey of Sacramento County, California* (U. S. Department of Agriculture, Soil Conservation Service 1993), two soil units have been mapped for the site (Figure 2. – *NRCS Soil Types*). These are: (152) Galt clay, 0 to 1 percent slopes and (217) San Joaquin-Galt complex, leveled, 0 to 1 percent slopes.

The entire project area was disked prior to this field survey, so many plant species could not be identified. However, plant remnants with identifiable features were found in low numbers throughout the site.

Annual grassland is the dominant vegetation community on-site. The annual grassland community is comprised primarily of non-native, naturalized Mediterranean grasses. These include soft brome (*Bromus hordeaceus*), slender wild oats (*Avena barbata*), ryegrass (*Lolium multiflorum*), Mediterranean barley (*Hordeum marinum*), and medusahead grass (*Taeniatherum caput-medusae*). Other non-native herbaceous species in this community include filaree (*Erodium botrys*) and common vetch (*Vicia sativa*). Scattered vernal pools and seasonal wetlands are located in the northern and eastern portions of the survey area.

One home site is located on the western boundary of the site. The aboveground structures have been removed, but the foundation, utilities, and other evidence of dwellings remain. Irrigation pipes are located in the fields immediately to the east of the home site. A small area that is dominated by cattails (*Typha* spp.) is located in this field and appears to be the result of leaky irrigation, as there does not appear to be any natural hydrology in this leveled field.

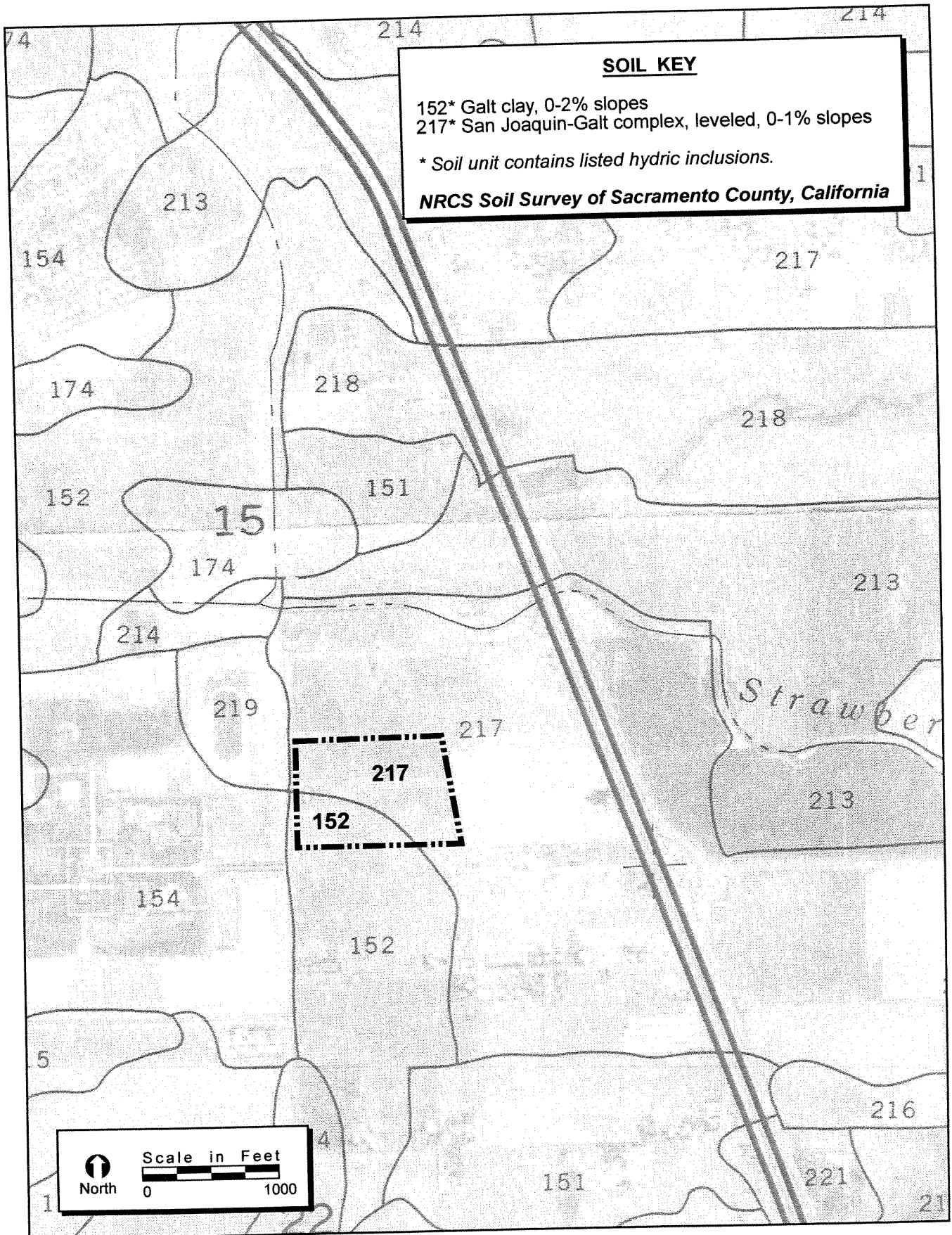


FIGURE 2. NRCS Soil Types

2000-028 College Square

Woody vegetation on-site is limited to scattered ornamental species around the home site and at various locations along fenceline boundaries.

3.1 Waters of the U.S.

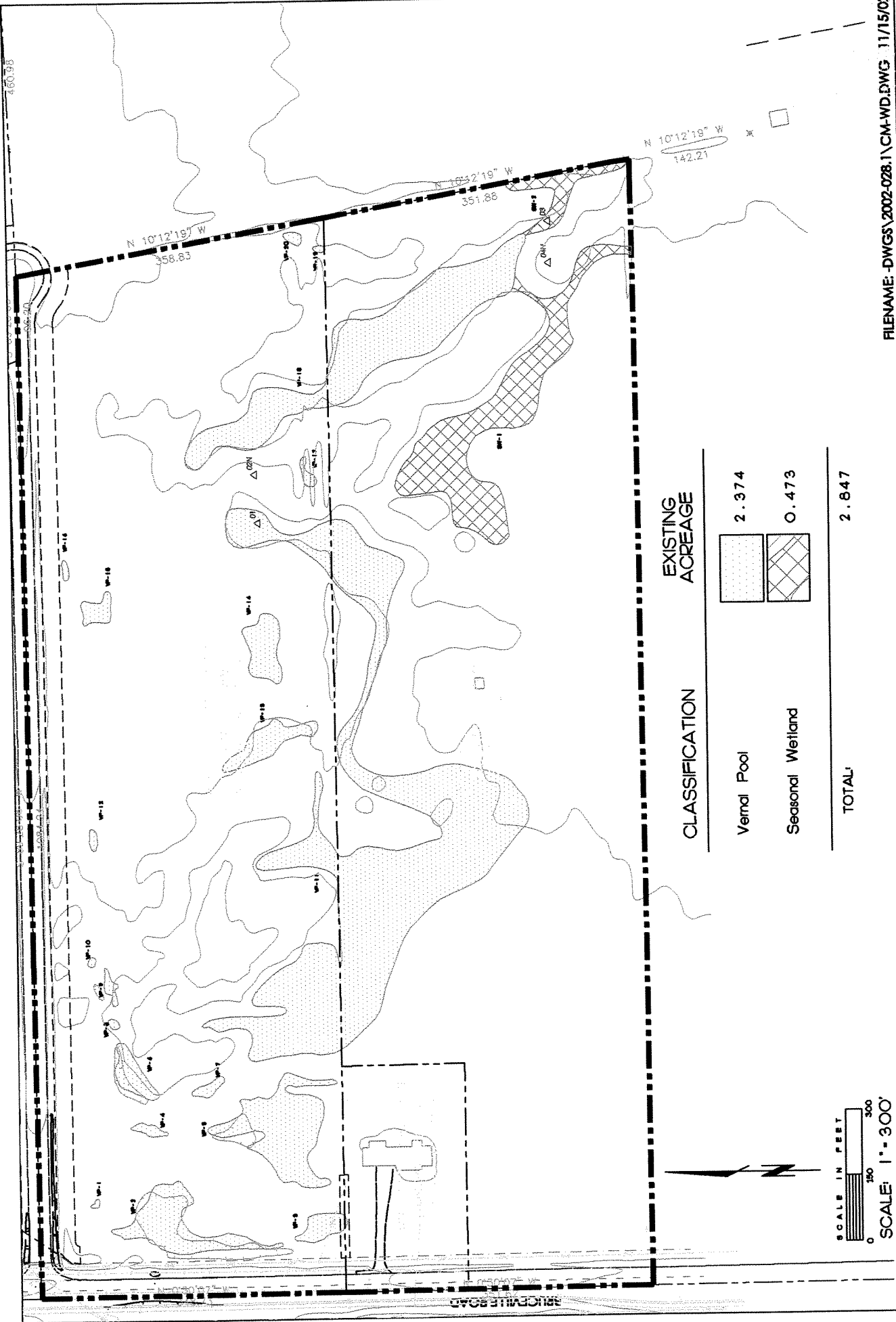
Potentially jurisdictional waters of the U. S. mapped include wetlands (2.972 acres), which consist of vernal pools (2.374 acres) and seasonal wetlands (0.598 acres). Three parameter wetland delineation data sheets have been included as Appendix A, and a list of plant species observed at the data collection points is included as Appendix B. A figure depicting the wetland distribution is presented as Figure 3 and a map (1"=100') is presented in Appendix C.

3.1.1 Wetlands

Vernal pools are scattered through northern portion of the site. Vernal pools are topographic basins within the grassland community and typically are underlain with an impermeable or semi-permeable hardpan or duripan layer. Vernal pools are inundated up to one foot through the wet season and are dry by late spring through the following wet season.

A total of 2.374 acres of vernal pools have been mapped within the site. The plant species composition within vernal pools is predominantly native annual species that include Douglas mesamint (*Pogogyne douglasii*), dwarf woolly heads (*Psilocarphus brevissimus*), annual hairgrass (*Deschampsia danthonioides*), Fremont's goldfields (*Lasthenia fremontii*), and slender popcorn flower (*Plagiobothrys stipitatus*). Italian ryegrass (*Lolium multiflorum*) and Mediterranean barley (*Hordeum marinum*) were also found in the vernal pools.

Seasonal wetland areas are ephemerally wet areas where runoff accumulates within low-lying areas and/or adjacent to watercourses. These may occur as basins or linear features. Linear features are typically referred to as drainage swales. The vegetative composition of the seasonal wetlands on-site is primarily comprised of non-native wetland generalist plants as well as native annual species. These include manna grass (*Glyceria* spp.), ryegrass, and Mediterranean barley.



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ECORP Consulting, Inc
 ENVIRONMENTAL CONSULTANTS

FIGURE 3. Wetland Delineation

4.0 INTERSTATE OR FOREIGN COMMERCE

The wetlands mapped on-site are within the Strawberry Creek watershed. Due to the topography of the site, overland flows of rainwater accumulate within the seasonal wetland and vernal pool features. During the wet season, water levels increase and ultimately drain into Strawberry Creek, which is immediately north of the site. Strawberry Creek is part of the greater Morrison Creek watershed and eventually flows into the Sacramento River, which is navigable water. Thus, these waters should be considered connected with and/or adjacent to a Waters of a U.S. and would therefore be subject to interstate and/or foreign commerce.

5.0 CONCLUSION

Potentially jurisdictional waters of the U. S. mapped include wetlands (2.972 acres), which consist of vernal pools (2.374 acres) and seasonal wetlands (0.598 acres). Any impact to these features would require permitting pursuant to Section 404 and 401 of the federal Clean Water Act.

LIST OF APPENDICES

Appendix A. Wetland Delineation Data Sheets

Appendix B. Plant List

Appendix C. Wetland Delineation Map

APPENDIX A

Wetland Delineation Data Sheets

ECORP Consulting, Inc.

ENVIRONMENTAL CONSULTANTS

ROUTINE WETLAND DELINEATION

Project/Site: College Square Date: 10/3/02 Sample Point: 01
 Applicant/Owner: GBH Field Investigator(s): K. Kwan
 County: Sacramento State: CA Plant Community: Annual Grassland
 Quad(s): Florin, CA Section/Township/Range: T. 7 North, R. 5 East, Sec. 15
 Do normal environmental conditions exist site? Yes No If no, explain: _____
 Atypical Situation? Yes No Explain: disked field
 Is this a potential Problem Area? Yes No Explain: seasonal pooling

VEGETATION HYDROPHYTIC VEGETATION? Yes No

Dominant Species	Ind. Status	Stratum	Rel. % Cover	Dominant Species	Ind. Status	Stratum	Rel. % Cover
1) <u>Pogoniz</u>	<u>Ob1</u>	<u>herb</u>	<u>21</u>	5) <u>Des dan</u>	<u>Facw</u>	<u>herb</u>	<u>14</u>
2) <u>Pla sti</u>	<u>Ob1</u>	<u>herb</u>	<u>21</u>	6) _____	_____	_____	_____
3) <u>Alsac</u>	<u>Ob1</u>	<u>herb</u>	<u>14</u>	7) _____	_____	_____	_____
4) <u>Psibre</u>	<u>Ob1</u>	<u>herb</u>	<u>14</u>	8) _____	_____	_____	_____

Percentage of dominant species that are OBL, FACW, and/or FAC [excluding FAC-]: 5/5 = 100 %

Comments: _____

HYDROLOGY WETLAND HYDROLOGY? Yes No

Recorded Data: Yes No If yes, _____
 Depth of surface water: _____ (in.) Depth to free water in pit: _____ (in.) Depth to saturated soil: _____ (in.)
 Primary Indicators: Inundated Saturated in Upper 12 in. Water Marks Drift Lines Sediment Deposits Drainage Patterns in Wetlands
 Secondary Indicators (2 or more required):
 Oxidized Root Channels in Upper 12 in. Water-stained Leaves Local Soil Survey Data FAC-Neutral Test Other algal matting
 Comments: topographic low area; apparent on aerial photo

SOILS HYDRIC SOILS? Yes No

Series/Phase: 217 San Joaquin - Galt complex, leveled, 0 to 1% slopes Drainage Class: mod. well drained
 Taxonomy [Subgroup]: Fine, mixed, thermic Abruptic Durixeralfs Confirm Map Type: Yes No
 Histosol Histic Epipedon Sulfidic Odor Aquic Moisture Regime Reducing Conditions Gleyed/Low Chroma Colors Concretions
 High Organic Content in Surface Layer in Sandy Soils Organic Streaking in Sandy Soils Listed on Hydric Soils List Other _____
 Inclusions [Series/Phase]: Galt components in depressions On Hydric Soils List: Yes No

Depth (in.)	Horizon	Matrix Color	Mottle Color	Mottle (Abund/Contrast/Size)	Texture, Concretions, Structure
<u>0-6</u>	_____	<u>10YR4/2</u>	<u>7.5YR4/6</u>	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Comments: _____

DECISION WETLAND / WATERS DETERMINATION? Yes No

Rationale: all criteria have been met
 General comments: _____
 Wetland Type: vernal pool

ECORP Consulting, Inc.

ROUTINE WETLAND DELINEATION

ENVIRONMENTAL CONSULTANTS

Project/Site: College Square Date: 10/3/02 Sample Point: 02
 Applicant/Owner: CBH Field Investigator(s): K. Kwan
 County: Sacramento State: CA Plant Community: Annual Grassland
 Quad(s): Florin, CA Section/Township/Range: T. 7 North, R. 5 East, Sec. 15
 Do normal environmental conditions exist site? Yes No If no, explain: _____
 Atypical Situation? Yes No Explain: disked field
 Is this a potential Problem Area? Yes No Explain: _____

VEGETATION

HYDROPHYTIC VEGETATION? Yes No

Dominant Species	Ind. Status	Stratum	Rel. % Cover	Dominant Species	Ind. Status	Stratum	Rel. % Cover
1) <u>Helvic</u>	<u>N/L</u>	<u>herb.</u>	<u>27</u>	5) _____	_____	_____	_____
2) <u>Bro hor</u>	<u>FACV</u>	<u>herb.</u>	<u>27</u>	6) _____	_____	_____	_____
3) <u>Arctif</u>	<u>N/L</u>	<u>herb</u>	<u>18</u>	7) _____	_____	_____	_____
4) _____	_____	_____	_____	8) _____	_____	_____	_____

Percentage of dominant species that are OBL, FACW, and/or FAC [excluding FAC-]: 0/3 = 0 %

Comments: _____

HYDROLOGY

WETLAND HYDROLOGY? Yes No

Recorded Data: Yes No If yes, _____
 Depth of surface water: _____ (in.) Depth to free water in pit: _____ (in.) Depth to saturated soil: _____ (in.)
 Primary Indicators: Inundated Saturated in Upper 12 in. Water Marks Drift Lines Sediment Deposits Drainage Patterns in Wetlands
 Secondary Indicators (2 or more required):
 Oxidized Root Channels in Upper 12 in. Water-stained Leaves Local Soil Survey Data FAC-Neutral Test Other _____
 Comments: typical upland area, topographically higher than surrounding pool complex

SOILS

HYDRIC SOILS? Yes No

Series/Phase: Z17 San Joaquin-Galt complex, leveled, 0-1% slopes Drainage Class: mod. well drained
 Taxonomy [Subgroup]: _____ Confirm Map Type: Yes No
 Histosol Histic Epipedon Sulfidic Odor Aquic Moisture Regime Reducing Conditions Gleyed/Low Chroma Colors Concretions
 High Organic Content in Surface Layer in Sandy Soils Organic Streaking in Sandy Soils Listed on Hydric Soils List Other _____
 Inclusions [Series/Phase]: Galt components in depressions On Hydric Soils List: Yes No

Depth (in.)	Horizon	Matrix Color	Mottle Color	Mottle (Abund/Contrast/Size)	Texture. Concretions. Structure
<u>0-6</u>		<u>10YR 4/2</u>	<u>-</u>		
		<u>10YR 4/3</u>	<u>-</u>		

 Comments: high chroma

* DECISION *

WETLAND / WATERS DETERMINATION? Yes No

Rationale: all criteria have not been met

General comments: _____

Wetland Type: _____

ECORP Consulting, Inc.

ENVIRONMENTAL CONSULTANTS

ROUTINE WETLAND DELINEATION

Project/Site: College Square Date: 10/3/02 Sample Point: 03
 Applicant/Owner: GRH Field Investigator(s): R. Kwan
 County: Sacramento State: CA Plant Community: Annual Grassland
 Quad(s): Florin, CA Section/Township/Range: T. 7 North, R. 5 East, Sec. 15
 Do normal environmental conditions exist site? Yes No If no, explain: _____
 Atypical Situation? Yes No Explain: disked field
 Is this a potential Problem Area? Yes No Explain: seasonal pooling

VEGETATION

HYDROPHYTIC VEGETATION? Yes No

Dominant Species	Ind. Status	Stratum	Rel. % Cover	Dominant Species	Ind. Status	Stratum	Rel. % Cover
1) <u>Lolium</u>	<u>Fac</u>	<u>herb</u>	<u>30</u>	5) _____	_____	_____	_____
2) <u>Gly spe</u>	<u>Obl</u>	<u>herb</u>	<u>30</u>	6) _____	_____	_____	_____
3) _____	_____	_____	_____	7) _____	_____	_____	_____
4) _____	_____	_____	_____	8) _____	_____	_____	_____

Percentage of dominant species that are OBL, FACW, and/or FAC [excluding FAC-]: 2/2 = 100 %

Comments: _____

HYDROLOGY

WETLAND HYDROLOGY? Yes No

Recorded Data: Yes No If yes, _____
 Depth of surface water: _____ (in.) Depth to free water in pit: _____ (in.) Depth to saturated soil: _____ (in.)
 Primary Indicators: Inundated Saturated in Upper 12 in. Water Marks Drift Lines Sediment Deposits Drainage Patterns in Wetlands
 Secondary Indicators (2 or more required):
 Oxidized Root Channels in Upper 12 in. Water-stained Leaves Local Soil Survey Data FAC-Neutral Test Other algal matting
 Comments: topographic low area

SOILS

HYDRIC SOILS? Yes No

Series/Phase: 217 San Joaquin-Galt complex, leveled, 0 to 15 slopes Drainage Class: mod. well drained
 Taxonomy [Subgroup]: Fine, mixed, thermic Abrupt Durixeralfs Confirm Map Type: Yes No
 Histosol Histic Epipedon Sulfidic Odor Aquic Moisture Regime Reducing Conditions Gleyed/Low Chroma Colors Concretions
 High Organic Content in Surface Layer in Sandy Soils Organic Streaking in Sandy Soils Listed on Hydric Soils List Other _____
 Inclusions [Series/Phase]: Galt components in depressions On Hydric Soils List: Yes No

Depth (in.)	Horizon	Matrix Color	Mottle Color	Mottle (Abund/Contrast/Size)	Texture, Concretions, Structure
<u>0-6</u>	_____	<u>10YR3/2</u>	<u>7.5YR4/6</u>	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Comments: _____

* DECISION *

WETLAND / WATERS DETERMINATION? Yes No

Rationale: all criteria have been met

General comments: _____

Wetland Type: seasonal wetland

ECORP Consulting, Inc.

ENVIRONMENTAL CONSULTANTS

ROUTINE WETLAND DELINEATION

Project/Site: College Square Date: 10/3/02 Sample Point: 04
 Applicant/Owner: GBH Field Investigator(s): K. Kwan
 County: Sacramento State: CA Plant Community: Annual Grassland
 Quad(s): Florin, CA Section/Township/Range: T. 7 North, R. 5 East, Sec. 15
 Do normal environmental conditions exist site? Yes No If no, explain: _____
 Atypical Situation? Yes No Explain: disked field
 Is this a potential Problem Area? Yes No Explain: _____

- VEGETATION HYDROPHYTIC VEGETATION? Yes No

Dominant Species	Ind. Status	Stratum	Rel. % Cover	Dominant Species	Ind. Status	Stratum	Rel. % Cover
1) <u>Lol me</u>	<u>Fac</u>	<u>herb</u>	<u>33</u>	5) _____	_____	_____	_____
2) <u>Bahon</u>	<u>FacU</u>	<u>herb</u>	<u>33</u>	6) _____	_____	_____	_____
3) _____	_____	_____	_____	7) _____	_____	_____	_____
4) _____	_____	_____	_____	8) _____	_____	_____	_____

Percentage of dominant species that are OBL, FACW, and/or FAC [excluding FAC-]: 1/2 = 50 %

Comments: _____

- HYDROLOGY WETLAND HYDROLOGY? Yes No

Recorded Data: Yes No If yes, _____
 Depth of surface water: _____ (in.) Depth to free water in pit: _____ (in.) Depth to saturated soil: _____ (in.)
 Primary Indicators: Inundated Saturated in Upper 12 in. Water Marks Drift Lines Sediment Deposits Drainage Patterns in Wetlands
 Secondary Indicators (2 or more required):
 Oxidized Root Channels in Upper 12 in. Water-stained Leaves Local Soil Survey Data FAC-Neutral Test Other _____
 Comments: topographically higher area than surrounded wetland complex

- SOILS HYDRIC SOILS? Yes No

Series/Phase: 217 Sandloquin-Gault complex, leveled, 0 to 1% slopes Drainage Class: mod. well drained
 Taxonomy [Subgroup]: Fine, mixed, thermic Abruptic Durixeralfs Confirm Map Type: Yes No
 Histosol Histic Epipedon Sulfidic Odor Aquic Moisture Regime Reducing Conditions Gleyed/Low Chroma Colors Concretions
 High Organic Content in Surface Layer in Sandy Soils Organic Streaking in Sandy Soils Listed on Hydric Soils List Other _____
 Inclusions [Series/Phase]: Gault components in depressions On Hydric Soils List: Yes No

Depth (in.)	Horizon	Matrix Color	Mottle Color	Mottle (Abund/Contrast/Size)	Texture, Concretions, Structure
<u>0-6</u>	_____	<u>10YR 4/3</u>	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

 Comments: high chroma

*** DECISION *** WETLAND / WATERS DETERMINATION? Yes No

Rationale: all criteria have not been met
 General comments: _____
 Wetland Type: _____

APPENDIX B

Plant List

**College Square – Wetland Delineation
Plants Observed at Data Points**

Abbr.	Scientific Name	Common Name	Indicator Status
ALO SAC	<i>Alopecurus saccatus</i>	Pacific foxtail	OBL
AVE FAT	<i>Avena fatua</i>	Wild oat	N/L
BRO HOR	<i>Bromus hordeaceus</i>	Soft brome	FACU-
CEN SOL	<i>Centaurea solstitialis</i>	Yellow star-thistle	N/L
DES DAN	<i>Deschampsia danthonioides</i>	Annual hairgrass	FACW
ELE MAC	<i>Eleocharis macrostachya</i>	Creeping spikerush	OBL
ERO BOT	<i>Erodium botrys</i>	Filaree	N/L
GLY spe.	<i>Glyceria</i> species	Manna grass	OBL
HOL VIR	<i>Holocarpha virgata</i>	Sticky tarweed	N/L
LOL MUL	<i>Lolium multiflorum</i>	Ryegrass	FAC*
LYT HYS	<i>Lythrum hyssopifolium</i>	Hyssop loosestrife	FACW
PLA STI	<i>Plagiobothrys stipitatus</i>	Slender popcorn-flower	OBL
POG ZIZ	<i>Pogogyne zizyphoroides</i>	Sacramento mesamint	OBL
PSI BRE	<i>Psilocarphus brevissimus</i>	Dwarf woolly-heads	OBL
RUM CRI	<i>Rumex crispus</i>	Curly dock	FACW-

Indicator Status Codes

OBL = Obligate Wetland; occur almost always (estimated probability >99%) under natural conditions in wetlands.

FACW = Facultative Wetland; usually occur in wetlands (estimated probability 67%-99%) under natural conditions in wetlands.

FAC = Facultative; equally likely to occur in wetlands or non-wetlands (estimated probability 34%-66%).

FACU = Facultative Upland; usually occur in non-wetlands (estimated probability 67%-99%).

UPL = Obligate Upland; occur almost always (estimated probability >99%) in non-wetlands in the region specified.

N/L = Not Listed.

NI = No indicator was recorded for those species for which insufficient information was available to determine a status.

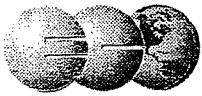
-- = May or may not occur in wetlands depending upon species.

A positive (+) sign indicates a frequency toward the higher (more frequently found in wetlands) end of the facultative categories.

A negative (-) sign indicates a frequency toward the lower (less frequently found in wetlands) end of the facultative categories.

An asterisk (*) indicates a tentative assignment based upon limited information or conflicting review.

**December 4, 2001, letter from ECORP Consulting to U.S. Fish and Wildlife Service
regarding modifications to the College Marketplace site plan**



December 4, 2001

12/5 Mr. Ken Fuller
U.S. Fish and Wildlife Service
2800 Cottage Way, W-2605
Sacramento, CA 95825

RE: *College Market Place – (1-1-01-I-2541) (Corps # 200000334)*

Mr. Fuller:

Thank you for meeting with Bradley Cutler (Citadel Equities Group) and I, on 14, November 2001 to discuss revisions to the College Market Place project. ECORP, Doucet and Associates (project engineer) and the applicant have incorporated suggested modifications into the site plan with particular attention given to pre and post-construction hydrology, water quality issues and more buffer details. Enclosed in this submittal are the following exhibits:

- Site Plan with proposed development
- Baseline wetlands map with existing topography
- Detail of adjacent city off-site wetland preserve
- Drainage Plan with post-construction topography
- Water Quality information (pre-treatment) on Drainage Plan
- Cross Section (two) of Development/Preserve Interface

The site has been designed with the College market Place project sheet flowing and conveying (via storm drains) stormwater away from the preserve. In addition, a network of grassy swales has been added to the plan to capture pollutants (hydrocarbons and nutrients) prior to discharge into the storm sewer system.

Prior to site grading a Notice of Intent will be filed with the California Regional Water Quality Control Board and a Stormwater Pollution Prevention Plan (SWPPP) prepared. A qualified erosion control monitor will implement the SWPPP and ensure Best Management Practices are maintained.

The applicant is aware of the concerns U.S. Fish and Wildlife Service (USFWS) have of the long-term viability of the preserve. To ensure that the proposed development does not adversely impact the preserve the following measures have been incorporated into the plan:

- Re-grade toe ditch along Cosumnes River College Boulevard to convey tainted sheet flow (hydrocarbons) away from preserve.
- Proposed Stockton Boulevard extension (east-west road, south of preserve) will have a curb along its edge with a series of catch basins to capture street surface sheet flow into a storm sewer system to convey flows away from preserve. The elevation of the proposed road is higher near the preserve and decreases in elevation as it approaches Bruceville Road. The storm sewer system will convey water (via gravity) from east to west away from the preserve.
- Proposed parking lot along western edge of preserve will be graded to sheet flow away from preserve (to the west).
- Parking lot will have a curb along top-of-slope adjacent to preserve boundary. The curb will intercept any potential sheet flow from entering the preserve.
- A network of grassy swales has been incorporated into the plan. Grassy swales are an effective, passive pre-treatment application that captures nutrient-rich sheet flow and metals (root uptake) prior to stormwater entering a storm sewer system.
- Other water quality measures may be included in the plan – i.e. stormwater interceptor vault, and catch basin fossil filters.
- As detailed in the two cross-sections (A-A' and B-B') measures to enhance the preserve perimeter and associated buffers have been added to the plan.
 - A-A' cross-section details the preserve edge along the eastern edge of the development. A chain-link fence will be installed to minimize pedestrian and vehicle access and to reduce windblown litter from entering the preserve. When the City of Sacramento constructed the wetland that is within the preserve (a compensation measure unrelated to this project) the wetland feature encroaches to within 25' of the preserve boundary. This application proposes to add 25 feet to the buffer and erect a vinyl coated 6' chain link fence along the outer edge of the increased buffer. The slope from the development down to the buffer will be planted with native vegetation (agency-approved) and restrictions will be placed upon the uses of herbicides and pesticides on the preserve margins.
 - B-B' cross-section details the proposed extension of Stockton Boulevard. Although the road will abut the southern edge of preserve, the four-lane road (city mandated) will actually result in a net gain of undisturbed area within the preserve. An existing cul-de-sac, which extends into the preserve will be removed and restored to pre-existing upland grasses. The proposed new road has been moved south to avoid encroachment into the preserve. The preserve edge will be fenced and the buffer planted with native vegetation to provide protection from street-related glare and noise. As previously mentioned all road-associated sheet flow will be conveyed away from the preserve. On the accompanying preserve detail graphics, a range of buffer widths is displayed.

- The applicant is aware of the adjacent wetland preserve, which is the property of the City of Sacramento. After discussions with the USFWS personnel, the applicant is also aware of the importance of long-term protection of this preserve. The applicant does not have the ability to place a conservation easement / deed restriction on property they do not own. However, they will make every effort to discuss with City staff, the appropriateness of combining the City preserve with the buffer along the eastern edge of the project. In addition, the applicant will discuss with City staff the placement of a perimeter fence around the preserve. Since the applicant does not have access to property they do not own, the applicant is not in a position to guarantee that the City will enter into a cooperative venture.

In closing, the applicant is aware of the sensitivity of the protected wetland adjacent to the proposed project. A series of modifications have been incorporated into the site plan, which address long-term protection of the preserve and minimization of adverse impacts to the protected wetland. With the long-term commitment the applicant has regarding the protection of the preserve they are requesting that you consider a 6:1 compensatory ratio for indirect impacts. Below is a revised wetland impact/mitigation table that reflects modifications to the site plan.

PROPOSED WETLAND MITIGATION

<u>Wetland Type</u>	<u>Existing On-site</u>	<u>Existing Off-site Preserve</u>	<u>Direct Impact</u>	<u>Indirect Impact</u>	<u>Creation Credits</u>	<u>Preservation Credits</u>	<u>Credit Ratio</u>
Constructed Wetland (Off-site)	--	1.85	--	1.85	5.55 (3:1)	5.55 (3:1)	(6:1)
Seasonal Marsh (Off-site)		0.07		0.07	0.21 (3:1)	0.21 (3:1)	(6:1)
Seasonal Marsh	1.28	--	1.21				
Vernal Pool	0.16	--	0.16	--	0.16 (1:1)	0.32 (2:1)	(3:1)
Seasonal Wetland	0.59	--	0.59	--	0.59 (1:1)	1.18 (2:1)	(3:1)
Total:	2.03	1.92	1.96	1.92	6.51	7.26	

There have been many factors outside of the applicant's control which have influenced the present situation, however the applicant will implement measures to ensure the proposed College Market Place does not adversely impact the preserve.

If you have questions, please contact me at (916) 782-9100.

Sincerely,

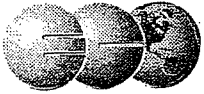


Jim Stewart
President

Attachments

CC: 12/5 Ms. Nancy Haley / U.S. Army Corps of Engineers
12/6 Mr. Bradley Cutler / Citadel Equities Group LLC
12/6 Mr. Doug Sutherland / Citadel Equities Group LLC
12/6 Mr. Rick Chavez / Doucet and Associates, Inc.
12/5 Mr. Greg Thatch / Law Offices of Gregory D. Thatch

**December 12, 2001, letter from ECORP Consulting to U.S. Fish and Wildlife Service
regarding impacts on seasonal marsh and proposed wetland mitigation**



December 12, 2001

Mr. Ken Fuller
U.S. Fish and Wildlife Service
2800 Cottage Way, W-2605
Sacramento, California 95825

RE: College Market Place – (1-1-01-I-2541) (Corps # 200000334)

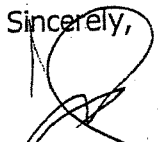
Dear Mr. Fuller:

Per our telephone conversation, we have reviewed the 'Proposed Wetland Mitigation' table that was included in our December 4, 2001 submittal to your office. We have revised the table to reflect direct and indirect impacts to the seasonal marsh. Please review the modified table and if you have questions regarding the table below or the December 4, 2001 submittal, please contact me at (916) 782-9100.

PROPOSED WETLAND MITIGATION

<u>Wetland Type</u>	<u>Existing On-site</u>	<u>Existing Off-site Preserve</u>	<u>Direct Impact</u>	<u>Indirect Impact</u>	<u>Creation Credits</u>	<u>Preservation Credits</u>	<u>Credit Ratio</u>
Constructed Wetland (Off-site)	--	1.85	--	1.85	5.55 (3:1)	5.55 (3:1)	(6:1)
Seasonal Marsh (Off-site)	--	0.29	--	0.29	0.87 (3:1)	0.87 (3:1)	(6:1)
Seasonal Marsh	1.21	--	1.21	--	1.21 (1:1)	2.42 (2:1)	(3:1)
Vernal Pool	0.16	--	0.16	--	0.16 (1:1)	0.32 (2:1)	(3:1)
Seasonal Wetland	0.59	--	0.59	--	0.59 (1:1)	1.18 (2:1)	(3:1)
Total:	1.96	2.14	1.96	2.14	8.38	10.34	

Sincerely,


Jim Stewart
President

CC: Ms. Nancy Haley / U.S. Army Corps of Engineers
Mr. Bradley Cutler / Citadel Equities Group LLC
Mr. Doug Sutherland / Citadel Equities Group LLC
Mr. Rick Chavez / Doucet and Associates, Inc.
Mr. Greg Thatch / Law Offices of Gregory D. Thatch

**February 7, 2002, letter from U.S. Fish and Wildlife Service to U.S. Army Corps of
Engineers regarding formal consultation**



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sacramento Fish and Wildlife Office
2800 Cottage Way, W-2605
Sacramento, California 95825-1866

IN REPLY REFER TO:
1-1-01-F-0019

February 7, 2002

Mr. Michael Finan
Chief, Delta Office
Sacramento Regulatory Office
U.S. Army Corp of Engineers
1325 J Street
Sacramento, California 95814-2922

Subject: Formal Consultation on College Market Place Project (Corp # 200000334),
Sacramento County, California

Dear Mr. Finan:

This letter is in response to your letter dated November 24, 2001, requesting formal consultation with the U. S. Fish and Wildlife Service (Service) on the College Market Place Project, Sacramento County, California. We received your letter on November 28, 2001. Based upon available information, the proposed project may adversely affect the endangered vernal pool tadpole shrimp (*Lepidurus packardii*) and the threatened vernal pool fairy shrimp (*Branchinecta lynchi*). The original project description has changed since your November 24, 2001, letter which stated that the proposed project would fill 3.89 acres of wetlands including the 1.85-acre constructed vernal pool and all of the 1.50-acre former control vernal pool utilized in the 1993 Consumes River Boulevard-Calvine Road Interchange project. College Market Place LLC, the project applicant, now anticipates 1.96 acres of direct and 2.14 acres of indirect impacts to vernal pools on the proposed project site as a result of a series of meetings with other governmental agencies. This document represents the Service's biological opinion on the effects of the action on the vernal pool fairy shrimp and vernal pool tadpole shrimp, in accordance with section 7 of the Endangered species Act of 1973, as amended (Act).

This biological opinion is based upon information provided in: 1) the October 1999 Fifth Year Monitoring Report for Vernal Pool and Strawberry Creek Mitigation prepared by Par Environmental Services, Inc.; 2) a permit application to fill wetlands, dated October 30, 2000; 3) a site visit by Ken Fuller of the Service with Hal Freeman, ECORP Consulting, Inc. (ECORP) to the proposed project on December 11, 2000; 4) the ECORP's June 26, 2001, letter containing a revised project description and a response to agencies comments; 5) the Revised Wetland Delineation, dated December 15, 2000, for the proposed project; 6) a January 10, 2001, letter from Mike Finan of the U.S. Army Corp of Engineers (Corps) detailing concerns and objections of the proposed project from the Environmental Protection Agency (EPA) and Corps; 7) a comment letter, dated July 13, 2001, from Jan Knight of the Service to Mike Finan of the Corps

detailing our concerns about indirect and direct impacts to vernal pools and conservation measures needed to offset impacts to habitat occupied by vernal pool crustaceans on the proposed project site; 8) revisions to the proposed project on December 4, 2001; 9) the revised wetland mitigation plan, dated December 12, 2001; and 10) various project meetings and phone calls with representatives of the proposed project applicant and consultants. A complete administrative record of this consultation is on file in the Sacramento Fish and Wildlife Office.

Consultation History

November 24, 2000. The Corps sends a letter requesting formal consultation on the proposed project.

December 1, 2000. The Corps issues Public Notice 200000334 for the proposed project.

December 12, 2000. Ken Fuller of the Service conducts a site visit to the proposed project site with Hal Freeman of ECORP.

December 27, 2000. The Service's Wetlands Branch sends a comment letter on the proposed project.

December 28, 2000. The EPA sends a letter to the Corps recommending denial of the permit on grounds of a failed alternatives analysis, insufficient information on compensatory mitigation and that part of the proposed project is to be located on an existing wetland mitigation site occupied by the vernal pool tadpole shrimp.

January 10, 2001. The Corps sends the project applicant a letter detailing objections and concerns that the Corps, EPA, and the Service have about the proposed project. Corps states that they are delaying any actions on the permit until concerns have been resolved.

March 19, 2001. Nancy Haley of the Corps hosts a meeting with Hal Freeman, of ECORP and Betty Warne and Ken Fuller of the Service to discuss concerns about proposed project and its direct and indirect effects to vernal pools.

June 26, 2001. ECORP sends out a revised project description and compensation and information on off-site alternatives analysis.

July 13, 2001. The Service sends the Corps a letter detailing our objections to the proposed project and compensation and recommends that the applicant revise the proposed project or the Corps deny the permit for fill of wetlands.

August 23, 2001. Jan Knight and Ken Fuller return a phone call to Greg Thatch, an attorney now representing the project applicant. The Service's concerns are verbally repeated as they were detailed in writing in the Service's July 13, 2001, letter (Service file 1-1-01-I-2541).

November 14, 2001. Jim Stewart of ECORP meets with Bradley Cutler of the Citadel Equities Group, representing College Market Place, and Ken Fuller of the Service to discuss recent project description changes that have occurred since August 2001.

December 12, 2001. Jim Stewart sends a letter to the Service and the Corps revising the wetland conservation for the proposed project.

BIOLOGICAL OPINION

Description of the Proposed Action

The proposed action is to construct a mixed small business complex with associated parking on approximately a 47-acre site of open lands west of Consumes River Community College and east of California State Highway 99 in South Sacramento County. The proposed project site is located within section 15, Township 7 North, Range 5 East, M. D. B. M. The property is bounded by a freeway to the east, a four lane road to the west, a six lane road to the north, and open space on the south side. College Market Place LLC would commence site grading and construction in 2002. Under the permit application with the Corps, College Market Place proposed to fill all 3.89 acres wetlands on the proposed project site. However, the current proposed project intends to directly fill 1.96 acres of wetlands (1.21 acres of seasonal marsh, 0.59 acre of seasonal wetland and 0.16 acre of vernal pool) and indirectly impact 2.14 acres of wetlands (1.85 acres of vernal pools and 0.29 acre of seasonal marsh). College Market Place LLC assumes presence of listed invertebrates in all wetlands on the proposed project site and proposes to compensate for impacts to listed invertebrate habitat by purchasing 10.34 preservation credits and 8.38 creation credits at a Service-approved conservation bank prior to start of site grading.

The College Market Place project is designed to direct sheet flowing waters and stormwaters away from the preserved vernal pools on the adjacent property to the east of the project site and improve water quality on site. The College Market Place project will have a network of grassy swales constructed to capture nutrient and hydrocarbon pollutants prior to discharge into the storm sewer system. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared and implemented by a qualified erosion control monitor. Incorporated into the SWPPP are the following measures: 1) re-grade the toe-ditch along Cosumnes River College Boulevard to convey any hydrocarbon tainted sheet flow away from the adjacent vernal pool preserve; 2) the proposed Stockton Boulevard extension, running east-west through the proposed project site, will have a curb along its edge with a series of catch basins to capture sheet flow into a storm water sewer system to convey flows via gravity westward away from the vernal pool preserve; 3) the proposed parking lots along the western edge of the vernal pool preserve will be graded to direct sheet flow away from the vernal pool preserve; 4) the same proposed parking lot will have a curb along its top-slope adjacent to the preserve boundary along the western edge of the preserve to intercept any sheet flow; 5) stormwater interceptor vaults and catch basin fossil filters will be installed into the drainage system to improve water quality; 6) an additional 25 feet of width will be added to the buffer of the adjacent vernal pool preserve along its western edge; 7) a 6-foot tall vinyl-coated chain link fence will be constructed along the outer edge of the increased buffer area to deter pedestrian and vehicle traffic from entering the vernal pool preserve; 8) the slope from the proposed project site down into the vernal pool preserve will be planted with native vegetation and restrictions will be placed upon the use of herbicides and pesticides along the preserve margin; 9) the existing cul-de-sac which presently extends into the preserve will be removed; and 10) the Sacramento City-mandated new road into the proposed project will be moved south to avoid encroachment into the vernal pool preserve.

Status of the Species

Vernal Pool Crustaceans

A final rule was published in the Federal Register on September 19, 1994, (U. S. Fish and Wildlife Service 1994) to list vernal pool fairy shrimp as threatened and vernal pool tadpole shrimp as endangered under the Act. Additional information on the life history and ecology of these animals may be found in the final rule, Eng *et al.* (1990), Simovich *et al.* (1992), Helm (1998), and Witham *et al.* (1998). Vernal pool fairy shrimp are restricted to vernal pools, swales, and other seasonal wetlands in California and southern Oregon. Vernal pool tadpole shrimp are restricted to similar habitats in California's Central Valley and San Francisco Bay area.

Vernal Pool Fairy Shrimp. Vernal pool fairy shrimp have delicate elongate bodies; large, stalked, compound eyes; no hard shell (i.e., no carapace); and 11 pairs of swimming legs. Typically less than 2.5 centimeters (cm) (1 inch) long, they swim or glide gracefully upside-down by means of complex, wavelike beating movements while feeding on algae, bacteria, protozoa, rotifers, and detritus. Female vernal pool fairy shrimp carry eggs in a pear-shaped, ventral brood sac until the eggs are either dropped or sink to the pool bottom with the female when she dies. The "resting" or summer eggs are known as cysts. The cysts which remain after pools dry are able to withstand heat, cold, and prolonged desiccation. When pools refill in the same or subsequent seasons, some, but not all, of the cysts may hatch, resulting in a cyst bank in the soil that may include cysts from several breeding seasons (Donald 1983). Vernal pool fairy shrimp develop rapidly and may become sexually mature within two weeks after hatching (Gallagher 1996, Helm 1998). Such quick maturation permits fairy shrimp populations to persist in short-lived, shallow bodies of water (Simovich *et al.* 1992).

Vernal pool fairy shrimp inhabit alkaline pools, ephemeral drainages, rock outcrop pools, ditches, stream oxbows, stock ponds, vernal pools, vernal swales, and other seasonal wetlands (Helm 1998). Occupied habitats range in size from rock outcrop pools as small as one square meter to large vernal pools up to 4.5 hectares (11 acres); the potential ponding depth of occupied habitat ranges from 3 cm (1.2 inches) to 1.2 meters (48 inches). The vernal pool fairy shrimp has been collected from early December to early May. Known populations of vernal pool fairy shrimp in California extend from Stillwater Plain in Shasta County through most of the length of the Central Valley to Pixley in Tulare County and along the central coast range from northern Solano County to Pinnacles National Monument in San Benito County. Several additional, disjunct populations exist: one near Soda Lake in San Luis Obispo County, one in the mountain grasslands of northern Santa Barbara County, one on the Santa Rosa Plateau in Riverside County, and one near Rancho California in Riverside County. Additional populations occur in southern Oregon.

Vernal pool tadpole shrimp. Vernal pool tadpole shrimp have large, shield-like carapaces that cover most of their body; dorsal, compound eyes; and a pair of long cercopods, one on each side of a flat caudal plate, at the end of their last abdominal segment. With a carapace typically less than 2.5 cm (1 inch) long, vernal pool tadpole shrimp are primarily bottom-dwelling animals that move with legs down while feeding on detritus and living organisms, including fairy shrimp and other invertebrates (Pennak 1989). Females deposit eggs on vegetation or other objects on the pool bottom. Although some eggs may hatch quickly, others remain dormant as cysts to hatch during later rainy seasons (Ahl 1991). When winter rains refill inhabited wetlands, tadpole

shrimp reestablish from dormant cysts and may become sexually mature within three to four weeks after hatching (Ahl 1991, Helm 1998). Reproductively mature adults may be present in pools until the habitats dry up in the spring (Ahl 1991, Simovich *et al.* 1992, Gallagher 1996). Vernal pool tadpole shrimp inhabit alkaline pools, clay flats, ditches, freshwater marshes, stream oxbows, vernal lakes, vernal pools, vernal swales, and other seasonal wetlands (Helm 1998). Occupied habitats range in size from vernal pools as small as two square meters to large vernal lakes up to 36 hectares (89 acres); the potential ponding depth of occupied habitat ranges from 4 cm (1.5 inches) to 1.5 meters (59 inches).

Vernal pool tadpole shrimp populations occur in the Central Valley in California, ranging from east of Redding in Shasta County south to Tulare County, and a vernal pool complex located on the San Francisco Bay National Wildlife Refuge in the City of Fremont, Alameda County.

The vernal pool fairy shrimp and tadpole shrimp are ecologically dependent on seasonal fluctuations in their habitat, such as absence or presence of water during specific times of the year, durations of inundation, and other environmental factors that include specific salinity, conductivity, dissolved solids, and pH levels. Water chemistry is one of the most important factors in determining the distribution of fairy shrimp and tadpole shrimp (Belk 1977, Simovich *et al.* 1992). The genetic characteristics of these species, and ecological conditions, such as watershed continuity, indicate that populations of these animals are defined by pool complexes rather than by individual vernal pools (Fugate 1992). Therefore, the most accurate indication of the distribution and abundance of these species is the number of inhabited vernal pool complexes. Individual vernal pools occupied by these species are most appropriately referred to as subpopulations. The pools and, in some cases, pool complexes supporting these species are usually small. Man-caused and unforeseen natural catastrophic events such as long-term drought, non-native predators, off-road vehicles, pollution, berming, and urban development, threaten their extirpation at some sites.

The primary historical dispersal method for the vernal pool tadpole shrimp and vernal pool fairy shrimp may have been large-scale flooding resulting from winter and spring rains which allowed the animals to colonize different individual vernal pools and other vernal pool complexes. This dispersal mechanism may no longer function in some areas due to the construction of dams, levees, and other flood control measures, and widespread urbanization within significant portions of the range of this species. Waterfowl and shorebirds are now considered the primary dispersal agents for vernal pool tadpole shrimp and vernal pool fairy shrimp (Brusca and Brusca 1992, Simovich *et al.* 1992). The eggs of these crustaceans are either ingested (Krapu 1974, Swanson *et al.* 1974, Driver 1981, Ahl 1991) and/or adhere to the legs and feathers where they are transported to new habitats.

The status of the vernal pool tadpole shrimp and the vernal pool fairy shrimp in the action area of south Sacramento County has been greatly affected by land conversions to agriculture and urban developments. Existing vernal pool habitats within the area are highly degraded and fragmented by construction of many subdivisions and agriculture land conversions, especially to vineyards in the more recent years. Conservation strategies for the area have resulted in small isolated preserves which often are not functioning as the highly integrated vernal pool complexes which are necessary for the dispersal of genetic material between pools. Tadpole shrimp are known to inhabit the two largest seasonal wetlands on the project site.

Environmental Baseline

The listed vernal pool crustaceans are imperiled by habitat loss caused by a variety of human-caused activities, primarily urban development, water supply/flood control projects, and conversion of land to agricultural use. Only a small proportion of the habitat of these species is protected from these threats. Holland (1978) estimated that between 60 and 85 percent of the habitat that once supported vernal pools, the endemic habitat of the vernal pool fairy shrimp, had been destroyed by 1973. In the ensuing years, a substantial amount of remaining habitat has been converted for human uses. Rapid urbanization of the Central Valley of California currently poses the most severe threat to the continued existence of the listed vernal pool crustaceans.

The habitat of the listed vernal pool crustaceans is highly fragmented throughout their ranges due to conversion of natural habitat for urban and agricultural uses. This fragmentation results in small isolated fairy shrimp populations. Ecological theory predicts that such populations will be highly susceptible to extinction due to chance events, inbreeding depression, or additional environmental disturbance (Gilpin and Soule 1986; Goodman 1987a,b). If an extinction event occurs in a population that has been fragmented, the opportunities for recolonization are thought to be greatly reduced due to physical (geographical) isolation from other (source) populations.

The proposed project is located in the Southeastern Sacramento Valley Vernal Pool Region, one of 17 vernal pool regions in the State of California defined by the California Department of Fish and Game in the California Vernal Pool Assessment Preliminary Report (Keeler-Wolf *et al.* 1998). Of these regions, it is the most threatened by development. The regions were identified according to biological, geomorphological, and soils information. According to the report, "One of the primary assumptions is that these regions are ecologically distinct and that they encompass the full range of variability of vernal pools and species in the state" (Keeler-Wolf *et al.* 1998).

The Southeastern Sacramento Valley Vernal Pool Region contains almost 15% of the remaining vernal pool grasslands in the State of California, and supports 35% of the known occurrences of the vernal pool fairy shrimp documented in the California Natural Diversity Database. Of the projects authorized by the Service to take vernal pool fairy shrimp and vernal pool tadpole shrimp since the species were federally listed in 1994 to 2000, almost 80% (121 projects) were located within this region. These projects resulted in the loss of more than 37,500 acres of vernal pool grasslands, out of a total of almost 56,000 acres of uplands containing vernal pool fairy shrimp and vernal pool tadpole shrimp habitat.

Sacramento County has vernal pools that occur on three different geological landforms; low terrace, high terrace, and volcanic mudflows. Soil series that support vernal pools include San Joaquin, and Hedge (low terrace), Corning, Fiddymont, Red Bluff, and Redding (high terrace), and Pentz-Haldseville (volcanic mudflow). The project site occurs on the San Joaquin soils series, a low terrace formation; it occurs inside the Urban Services Boundary (USB) of Sacramento County. Of the total 793 acres of low terrace vernal pools in Sacramento County, approximately 358 acres are inside the USB and 435 acres of low terrace vernal pools are outside the USB. The low terrace pools are second in number to high terrace vernal pools which total 1,103 acres in Sacramento County. Volcanic mudflow pools occupy 179 acres in Sacramento County and 140 acres of vernal pools are situated on a small variety of other lands forms.

Developments within the Sacramento County have resulted in both direct and indirect impacts to vernal pools, and have contributed to the loss of vernal pool fairy shrimp and vernal pool tadpole shrimp populations. Although the reduction of federally listed vernal pool crustacean populations has not been quantified, the acreage of lost habitat continues to grow. General and Specific Plans for the Sacramento area have identified significant, unavoidable impacts to biological communities, including elimination of vernal pools, intermittent drainages and other seasonal wetlands. Despite these impacts, city and county governments continue to implement development projects within the area. A Habitat Conservation Plan (HCP) for Sacramento County has been discussed and funded inadequately and irregularly since 1994 but completion of the HCP is not currently envisioned due to funding shortfalls.

Effects of the Proposed Action

The construction of the proposed project would result in the direct loss of 1.96 acres of vernal pool crustacean habitat and the death of an unknown number of vernal pool fairy shrimp and vernal pool tadpole shrimp. A total of 2.14 acres of vernal pool crustacean habitat would be indirectly affected by the proposed project. Indirect impacts would result from project construction within 250 feet of the affected habitat. Additional indirect effects include potential changes in hydrology as a result of the action which may affect the amounts of surface and subsurface waters that may be needed for ponding of the indirectly impacted vernal pools. The minimization measures being implemented such as site grading to direct flows to the wet away from the remaining adjacent wetlands, construction of a small berm around the avoided wetlands to intercept surface sheet flows from the parking lots, construction of stormwater grass filter strips, implementation of a drainage plan, and a 6 foot-tall chain link fence between the parking lot and the avoided wetlands, will assist in lessening the adverse effects of the project. The Service has determined that this level of take associated with the proposed action is not likely to result in jeopardy to the listed wildlife species in this biological opinion or result in destruction or adverse modification of critical habitat.

Cumulative Effects

Cumulative effects are those impacts of future State, Tribal, county, local agency, and private actions that are reasonably certain to occur. Future Federal actions that are unrelated to the proposed action are not considered in this section because they require separate consultation pursuant to section 7 of the Act.

An undetermined number of future land use conversions and routine agricultural practices that are not subject to Federal authorization or funding may alter the habitat or increase incidental take of vernal pool fairy shrimp and vernal pool tadpole shrimp and are, therefore, cumulative to the proposed project.

Cumulative effects that apply to listed vernal pool crustaceans include: (1) unpredictable fluctuations in amounts of water due to water management of irrigated agriculture; 2) discing, mowing, cultivation, and routine grounds maintenance of upland habitats which decrease water quality of surrounding vernal pools; (3) pesticide and herbicide contaminated runoff from normal agricultural operations and urbanization; and (4) conversion of vernal pools to agricultural use.

Conclusion

After reviewing the current status of the vernal pool crustaceans, the environmental baseline for the action area, the effects of the proposed project, and the cumulative effects, it is the Service's biological opinion that the issuance of the Corps permit for the proposed project is not likely to jeopardize the continued existence of these species. No critical habitat has been designated for vernal pool crustaceans, and, therefore, none will be destroyed or adversely modified.

INCIDENTAL TAKE STATEMENT

Section 9 of the Act and Federal regulation pursuant to section 4(d) of the Act prohibit the take of endangered and threatened species, respectively, without special exemption. "Take" is defined by the Service as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or to attempt to engage in any such conduct. The Service defines "harass" as an intentional or negligent act or omission that creates the likelihood of injury to a listed species by annoying it to such an extent as to significantly disrupt normal behavioral patterns, which include, but are not limited to, breeding, feeding and sheltering. The Service defines "harm" to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns such as breeding, feeding, and sheltering. "Incidental take" is defined as take that is incidental to, and not the purpose of, the carrying out of an otherwise lawful activity. Under the terms of section 7(b)(4) and section 7(o)(2), take that is incidental to and not intended as part of the agency action is not considered to be prohibited taking provided such take complies with the terms and conditions of this Incidental Take Statement.

The measures described below are non-discretionary and must be implemented by the Corps so that they become binding conditions of any grant or permit issued to the applicant, as appropriate, in order for the exemption in section 7(o)(2) to apply. The Corps has a continuing duty to regulate the activity covered by this incidental take statement. If the Corps (1) fails to require the applicant to adhere to the terms and conditions of the incidental take statement through enforceable terms that are added to the permit or grant document, and/or (2) fails to retain oversight to ensure compliance with these terms and conditions, the protective coverage of section 7(o)(2) may lapse.

Amount or Extent of Take

The Service anticipates that implementation of the proposed action could result in incidental take of listed vernal pool crustaceans. The Service expects that direct take of individuals would be difficult to detect or quantify, because specimens are not easily seen, due to their small body size. Due to the difficulty in quantifying the number of individuals that will be taken as a result of the proposed action, the Service is quantifying take incidental to the proposed action as the amount of habitat that will become unsuitable for listed vernal pool crustaceans as a result of the action. Therefore, the Service estimates that 1.96 acres of habitat for listed vernal pool crustaceans will become unsuitable through direct habitat loss resulting from the proposed action, and that an additional 2.14 acres will become less suitable for listed vernal pool crustaceans as a result of indirect impacts of the proposed action.

The Service has developed this Incidental Take Statement based on the premise that the reasonable and prudent measures will be implemented. Upon implementation of the following reasonable and prudent measures, incidental take associated with the construction of the proposed College Market Place on 1.96 acres of habitat for listed vernal pool crustaceans will become exempt from the prohibitions described under section 9 of the Act for direct impacts; in addition, incidental take in the form of harm, harassment, or killing associated with College Market Place on the 2.14 acres of habitat will be exempt from the prohibitions described under section 9 of the Act for indirect impacts as a result of the description of the proposed activities described above.

Effect of the Take

In the accompanying biological opinion, The Service determined that this level of anticipated take is not likely to result in jeopardy to the species or the destruction or adverse modification of critical habitat when the reasonable and prudent measures are implemented.

Reasonable and Prudent Measures

The following reasonable and prudent measures are necessary and appropriate to minimize the impacts of College Market Place project on the vernal pool fairy shrimp and vernal pool tadpole shrimp.

1. The lands bordering the vernal pool preserve will be managed and protected from adverse effects.
2. The loss of suitable vernal pool crustacean habitat will be offset to minimize direct and indirect impacts to vernal pool crustacean habitat.

Terms and Conditions

In order to be exempt from the prohibitions of section 9 of the Act, the Corps and the College Market Place LLC must comply with the following terms and conditions. These measures are Terms and Conditions which implement the reasonable and prudent measures described above for the protection of vernal pool crustaceans. These terms and conditions are non-discretionary.

1. The following terms and conditions implement reasonable and prudent measure number one for vernal pool crustaceans:
 - a. re-grade the toe-ditch along Cosumnes River College Boulevard to convey any hydrocarbon sheet flow away from the adjacent vernal pool preserve;
 - b. the proposed Stockton Boulevard extension, running east-west through the proposed project site, will have a curb along its edge with a series of catch basins to capture sheet flow into a storm water sewer system to convey flows via gravity westward away from the vernal pool preserve;

- c. the proposed parking lots along the western edge of the vernal pool preserve will be graded to direct sheet flow away from the vernal pool preserve;
 - d. the same proposed parking lot will have a curb along its top-slope adjacent to the preserve boundary the western edge of the preserve to intercept any sheet flow;
 - e. stormwater interceptor vaults and catch basin fossil filters will be installed into the drainage system to improve water quality;
 - f. additional 25 feet of width will be added to the buffer of the adjacent vernal pool preserve along its western edge;
 - g. a 6-foot tall vinyl-coated chain link fence will be constructed along the outer edge of the increased buffer area to deter pedestrian and vehicle traffic from entering the vernal pool preserve;
 - h. the slope from the proposed project site down into the vernal pool preserve will be planted with native vegetation and restrictions will be placed upon the use of herbicides and pesticides along the preserve margin;
 - i. the existing cul-de-sac which presently extends into the preserve will be removed;
 - j. the Sacramento City-mandated new road into the proposed project will be moved south to avoid encroachment into the vernal pool preserve.
2. The following terms and conditions implement reasonable and prudent measure number two:
- a. creation component: the proposed action will directly affect 1.96 acres and indirectly affect 2.14 acres of habitat for listed vernal pool crustaceans, requiring the purchase of a total 8.38 creation credits at a Service-approved conservation bank prior to project site grading activities.
 - b. preservation component: the proposed action will directly affect 1.96 acres and indirectly affect 2.14 acres of habitat for listed vernal pool crustaceans, requiring the purchase of 10.34 preservation credits at a Service-approved conservation bank prior to any site grading activities.

Reporting Requirements

The Service's Sacramento Fish and Wildlife Office shall be notified immediately by phone or fax and within three working days in writing of the finding of any dead listed species or any unanticipated harm to the species addressed in this biological opinion. The Service contact person for this is the Chief, Endangered Species Division at (916) 414-6600. Any contractor or employee who during routine operations or maintenance activities inadvertently kills or injures a

listed wildlife species must immediately report the incident to their representative. This representative must contact the California Department of Fish and Game immediately in the case of a dead or injured animal. The California Department of Fish and Game contact for immediate assistance is State Dispatch (916) 445-0045.

CONSERVATION RECOMMENDATIONS

Section 7(a)(1) of the Act directs Federal agencies to utilize their authorities to further the purposes of the Act by carrying out conservation programs for the benefit of endangered and threatened species. Conservation recommendations are discretionary agency activities that can be implemented to further the purposes of the Act, such as preservation of endangered species habitat, implementation of recovery actions, or development of information and data bases. The U.S. Army Corps of Engineers, Sacramento District Office, could assist the Service in planning vernal pool conservation areas in the Sacramento County. In order for the Service to be kept informed of actions minimizing or avoiding adverse effects or benefitting listed species or their habitats, the Service requests notification of the implementation of any conservation recommendations.

REINITIATION - CLOSING STATEMENT

This concludes formal consultation on the proposed action described above. As provided for in 50 CFR Section 402.16, reinitiation of formal consultation is required where discretionary Federal agency involvement or control over the action has been maintained (or is authorized by law), and if; (1) the amount or extent of incidental take is exceeded, as previously described, or the requirements under the Incidental Take section are not implemented; (2) new information reveals effects of the agency action that may affect listed species or critical habitat in a manner or to an extent that was not considered in this opinion; (3) the proposed action is subsequently modified in a manner that causes an effect to listed species that was not considered in this opinion; and/or (4) a new species is listed or critical habitat is designated that may be affected by the action. In instances where the amount or extent of incidental take is exceeded, any operations causing such take must cease pending reinitiation.

Please contact Ken Fuller or Justin Ly at (916) 414-6645, if you have any questions.

Sincerely,



Cay C. Goude
Acting Field Supervisor

cc:

ARD (ES), Portland, OR
CDFG, Region 2, Rancho Cordova, CA (Attn: Ms. Terry Roscoe)
Doug Sutherland, Citadel Equities Group LLC, Roseville, CA
Greg Thatch, Law Office of Greg Thatch, Sacramento, CA
Jim Stewart, ECORP Inc., Roseville, CA

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**February 10, 2003, letter from ECORP Consulting to The Hoyt Company in
response to biological resource-related questions from Brad Shirhall of the
City of Sacramento**



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

February 10, 2003

Wendy Hoyt
The Hoyt Company
660 J Street, Suite 444
Sacramento, California 95814

RE: College Square

Dear Wendy:

We are providing you with the following comments in response to Brad Shirhall's recent email sent to you on January 24, 2003. At the request of Mr. Shirhall, we are forwarding the following information directly to you and Bradley Cutler.

In his recent correspondence, Mr. Shirhall confirmed the receipt of the wetland delineation of the College Square property, but identified two outstanding items that he indicated may delay completion of the EIR. Following is an excerpt from his email identifying required information. Our responses/points of clarification follow each item.

1. "Wetland delineation for parcels 117-0182-019, 020, and 021. DONE"

Mr. Shirhall has confirmed receipt of the wetland delineation. The delineation has been submitted to the U.S. Army Corps with a request for verification. We will submit a copy of the verification letter as soon as it is available.

2. "Rare Plant survey as well as a survey for other federally listed fauna for parcels 117-0182-019, 020, and 021- NOT DONE"

No surveys for federally-listed fauna or flora have been conducted on the subject parcels to date, as such surveys need to take place within appropriate survey windows. The vernal pools on site provide potential habitat for the federally listed vernal pool fairy shrimp and tadpole shrimp. Given that USFWS protocol calls for two years of wet season or one year of dry season (cyst) survey combined with a wet season survey the applicant is not in a position to conduct such surveys. Furthermore it is likely that the USFWS would not authorize such surveys, but rather assume presence given the presence of these species in the watershed. The vernal pools also represent potential habitat for State and federally-listed plants. Surveys for these species have been scheduled but cannot be conducted until spring, during the appropriate blooming period (e.g. April-June). It should be noted, however, that these surveys are not required to complete the EIR or other CEQA documents. CEQA documents may simply require that these surveys be done and appropriate authorizations obtained prior to construction

- 3. "Copies of any correspondence between ECORP/Citadel et.al. and the U. S. Army Corps of Engineers and/or the US Fish and Wildlife Service regarding waters of the US jurisdiction determinations and/or Section 7 or Section 10 consultations for parcels 117-0182-019, 020, and 021 - NOT DONE"

In regards to any correspondence for parcels 117-0182-019, 020; 021.

To date, only three correspondences between ECORP/Citadel et. al. and the U.S. Army Corps of Engineers and/or the U.S. Fish and Wildlife Service regarding waters of the US jurisdiction determinations and/or Section 7 or 10 consultations have occurred in reference to parcels 117-0182-019, 020, 021; also known as the College Square project site. On June 13, 2002 ECORP sent a letter to Justin Ly of the U.S. Fish and Wildlife Service indicating changes to the original College Market Place project and requesting verification that these changes would not require re-initiation of consultation with the Service (attached). In this letter it was stated that the 18 acre College Square project site directly to the south was being conceptually planned as a second "phase" to the College Market Place project, but should not be included under the Incidental Take Permit. The Service responded on July 31, 2002 indicating that the issued permit was valid and re-initiation of consultation was not necessary (attached). On December 13, 2002, ECORP submitted a wetland delineation for the College Square project to Justin Cutler of the U.S. Army Corps of Engineers (attached). Presently the Corps has initiated no further correspondence regarding this wetland delineation.

If you have any questions, please call me at (916) 782-9100.

Sincerely,



For: Jim Stewart
President

Attachments

Cc: Mr. Bradley Cutler / Citadel Equities Group LLC



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

June 13, 2002

Mr. Justin Ly
U.S. Fish and Wildlife Service
2800 Cottage Way, W-2605
Sacramento, CA 95825

RE: College Marketplace (USFWS 1-1-01-F-0019)

Dear Mr. Ly,

This letter is in reference to the College Marketplace property. Your office issued an Incidental Take Permit, February 7, 2002, to address adverse impacts to fairy shrimp and tadpole shrimp that would result from the proposed project.

Late in the entitlement process for the College Marketplace project the City of Sacramento changed entitlement guidelines related to properties within the sphere of influence of a proposed Light Rail Station. Rather than support the rezone of the entire property to retail uses the city now seek to retain a portion of the property in its present zone for the construction of multi-family residential.

In addition, City staff stipulated that a separate 18 acre site located south of the subject site be conceptually planned at this time. These 18 acres will be handled as a subsequent request and are not part of the area covered by the Incidental Take Permit. The location of this future area which is not a part of the Take Permit area is shown on the attached site plan.

Because of a partial change in one of the land uses referenced in the application that was reviewed by your office, and issued an Individual Take Permit, the applicant (College Marketplace LLC) asked ECORP to contact your office for further direction in this matter, so as to remain in compliance with the issued permit. Bradley Cutler of College Marketplace LLC and I discussed the issues with Ken Fuller of your office on May 24, 2002. Ken was extremely helpful and suggested that I provide a written explanation to enable you to provide us with confirmation that our revised plans are consistent with the permit.

Below is a brief history of the project followed by the pertinent issues.

College Square History

The developers for College Square, College Marketplace LLC, submitted an application for a 43 acre retail project in late 2000 to the City of Sacramento. The developers proposed to rezone the land from mixed commercial and residential uses to a Planned Unit Development containing only retail uses. They submitted new community and new general plan amendment, new PUD plan, and a tentative map to the City of Sacramento in the fall of 2000. The developers completed their application in September 2001. An EIR consultant was selected in early December 2001 and work commenced to complete the entitlement process.

In March 2002, the City of Sacramento planning department then informed the developers that they could only support the rezone of 5 acres of the southerly 20 acre portion of the site to retail uses. The 15 acre balance of the site would have to be remained in its current zone for the development of multi family housing.

The cause of the planning department redirection regarding large retail uses occurred after the decision by the City Council to reject an application by Target Stores for a large retail use adjacent to a planned future light rail station in the North Natomas area of Sacramento. The City Council believed that large retail was not appropriate adjacent to light rail stations as it would not provide the ridership needed for light rail and that they would potentially have a negative impact on that. Council members decided that other more transit oriented uses such as apartments or offices would be more appropriate.

College Square had a similar proximity to a future light rail station. The planning department "suggested" that an alternative proposed use on a portion of the College Marketplace site would be necessary for the project to receive their support. They proposed that 15 acres of the site be retained in its present zone for multi family uses and not be converted to retail uses.

Heading the "suggestion", the developers of College Marketplace prepared a modified design on the southern parcel to reflect the current thinking of the planning department. The revised design reduced the retail uses on the parcel from 248,000 sq ft to 42,500 sq ft and increased the residential from zero to approximately 300 residential units in the form of senior assisted units, independent units and multi-family units. The balance of the College Marketplace project remains unchanged from the application made to you in the application for the Incidental Take Permit for use as a retail development.

The permitting issues are in two parts as follows:

43 acre Subject property

- Subject property (±43 acres) was originally planned for large retail.
- Project begins review under CEQA.
- City planning staff "suggests" changes on a portion of the College Marketplace site plan to retain residential uses due to the properties location near a future light rail station.
- The applicant is concerned that redesign of the site, within the boundaries of the design submitted to you, is consistent with the findings of the Biological Opinion from USFWS
- There is no increase in impacts to aquatic invertebrates or wetlands with revised site design which covers exactly the same area as that of the original application.
- Applicant is requesting a letter from your office acknowledging that redesigned site plan is consistent (in terms of adverse affects to listed invertebrates) with the 'footprint' reviewed by your office during Section 7 Consultation, and that the Biological Opinion remains current and valid.

±18 acre property (off-site, but contiguous)

- Property (±18 acres) which is southwest of the subject property, per City, must have a conceptual site design as part of College Marketplace review to assure compatible uses adjacent to the future light rail station.
- Development of ±18 acre property may be years away, the subject property is not directly linked to this future development.
- Applicant will proceed with City-CEQA review of the ±18 area. Applications to federal and state natural resource agencies will be a separate process and not developed as a part of the College Marketplace project.

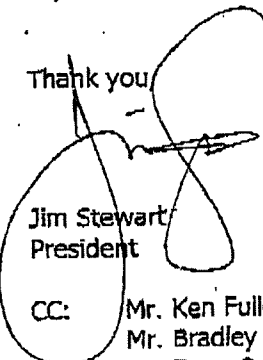
Mr. Ly, we are asking that you please review the enclosed redesigned site plan of a portion of the ±43 acre College Marketplace project. All roadway, utility and other design criteria in the original application remain unchanged and College Marketplace will fully abide by the requirements of the Take Permit issued pursuant to the original design.

Assuming that you agree that the site plan redesign is not inconsistent with the intent, impacts and proposed mitigation measures, we ask that you send us a letter within 30 days confirming that the plans are consistent. This letter is essential to the successful City/CEQA review of the property.

We apologize for re-visiting a project that has already been issued a Biological Opinion. The change was imposed upon the developer by a change in policy by the City Council and planning department of the City of Sacramento. Had the applicant known about the City's preference for land uses near future light rail stations the original plan would have been modified prior to your review of the plan for the Take Permit.

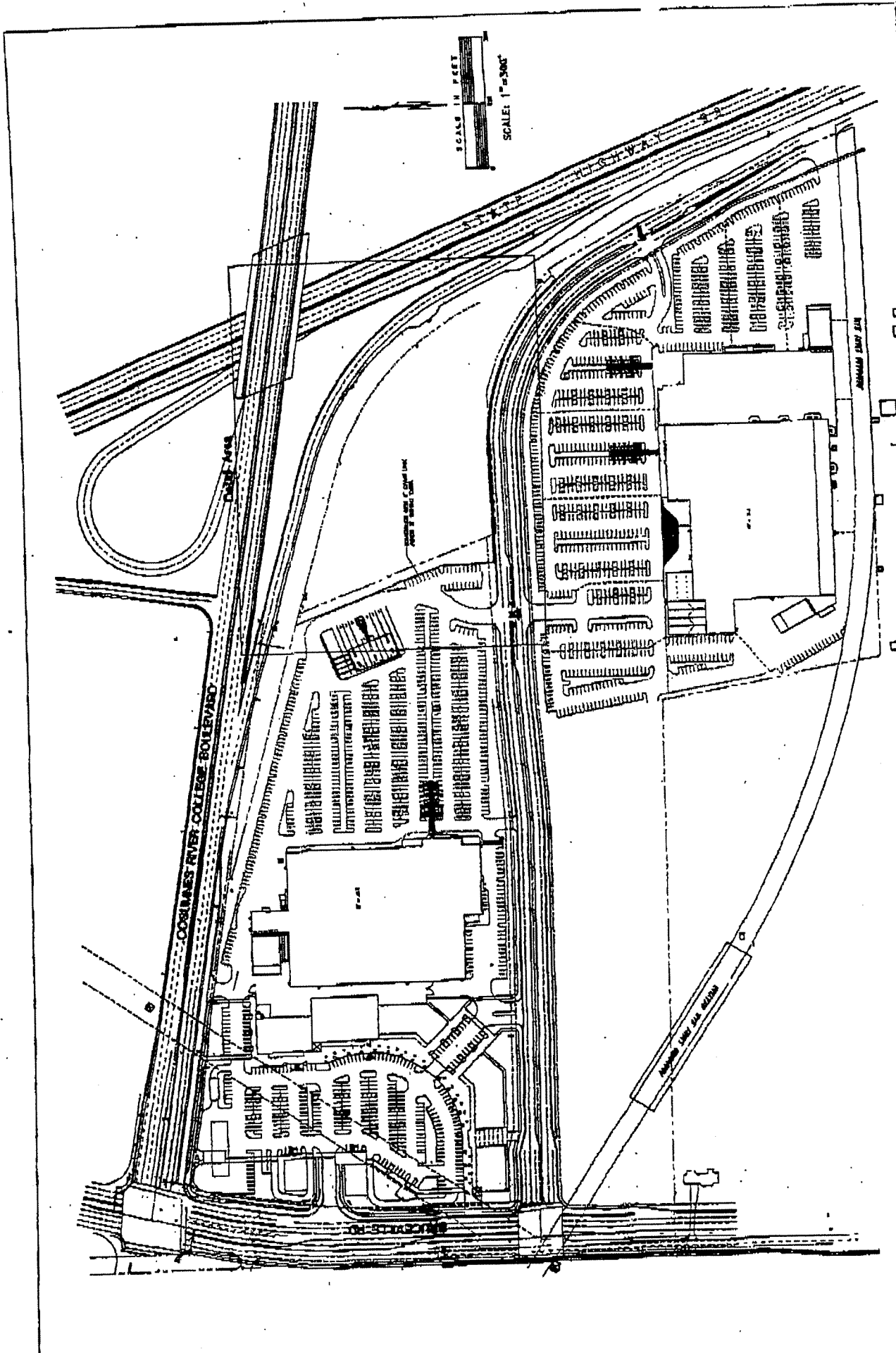
If you have any questions, please call me at (916) 782-9100 or jstewart@ecorpconsulting.com.

Thank you



Jim Stewart
President

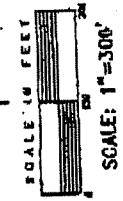
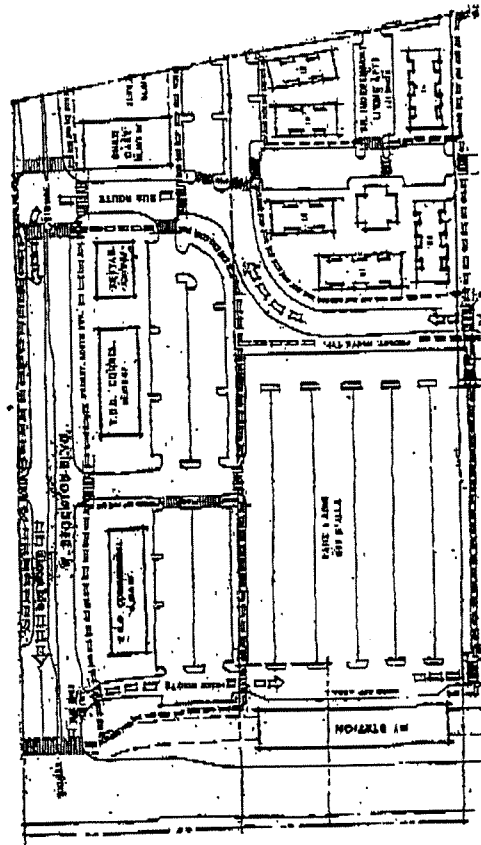
CC: Mr. Ken Fuller, U.S. Fish and Wildlife Service
Mr. Bradley Cutler, College Marketplace LLC
Mr. Doug Sutherland, College Marketplace LLC
Mr. Greg Thatch, Law Offices of Gregory D. Thatch
Ms. Justin Cutler, US Corp of Engineers



FILENAME: \\E2000-11\SITE-ECORP\X11.0\WG DATE: 2/11/02
ECORP Consulting, Inc.
 ENVIRONMENTAL CONSULTANTS

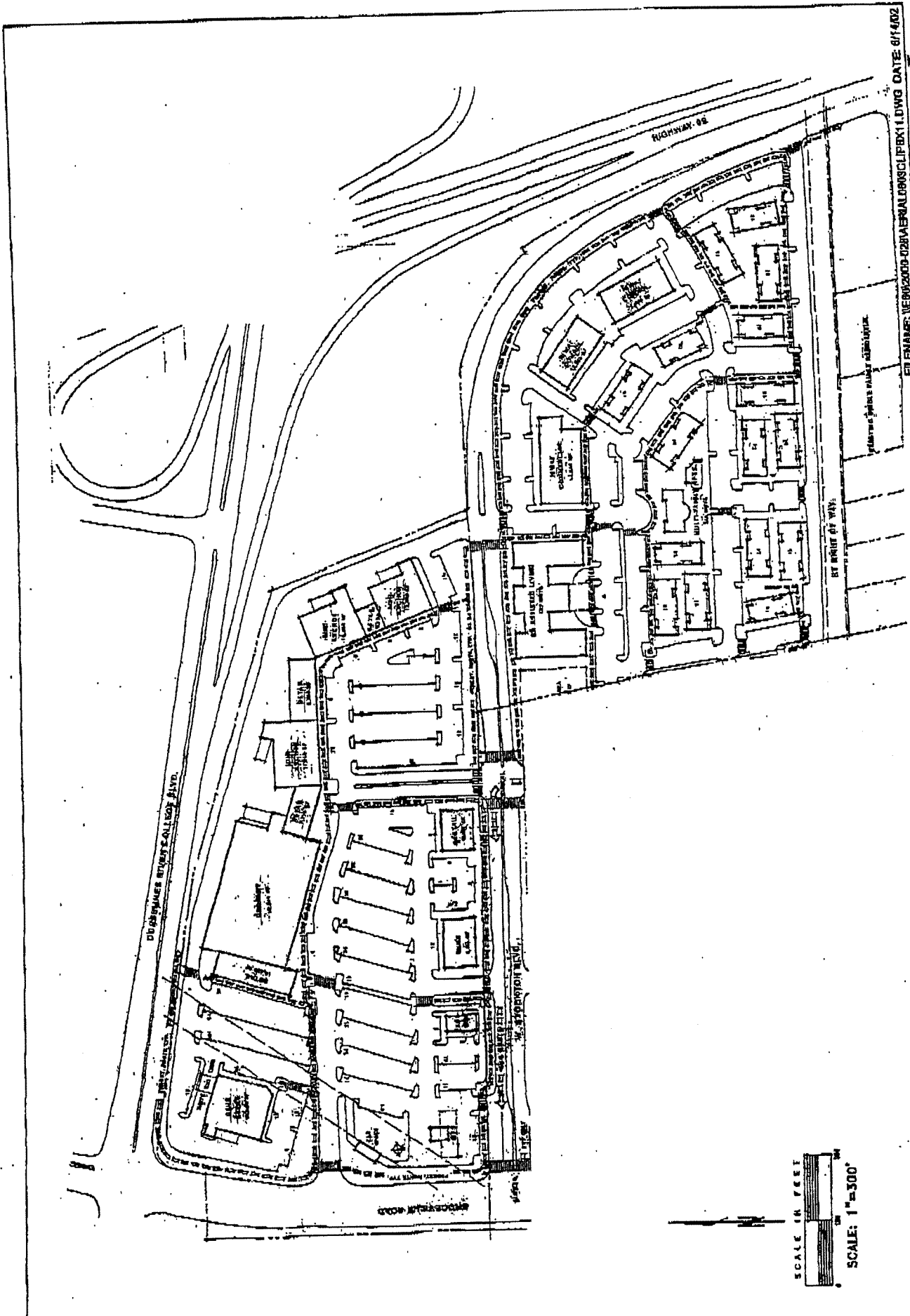
43 Acre Subject Property-Original Site Design Reviewed by USFWS

2000-028 COLLEGE MARKETPLACE



FILENAME: V:\602000-02\ENVIRONMENTAL\602000.DWG DATE: 01/14/02
ECORP Consulting, Inc.
 ENVIRONMENTAL CONSULTANTS

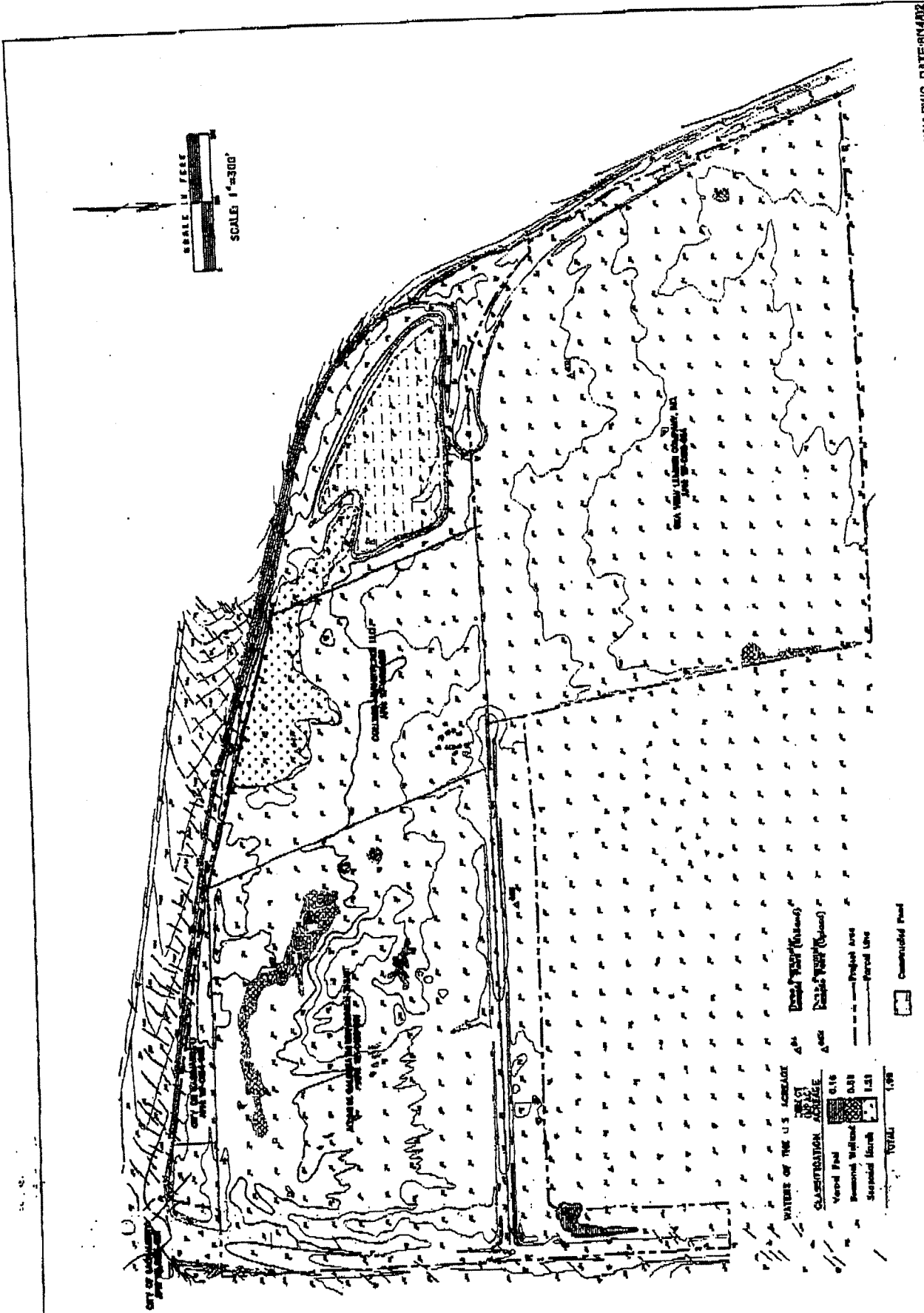
Acre Property-Site Plan
 40-028 College Market Plaza



SCALE IN FEET
 0 10 20 30
 SCALE: 1"=300'

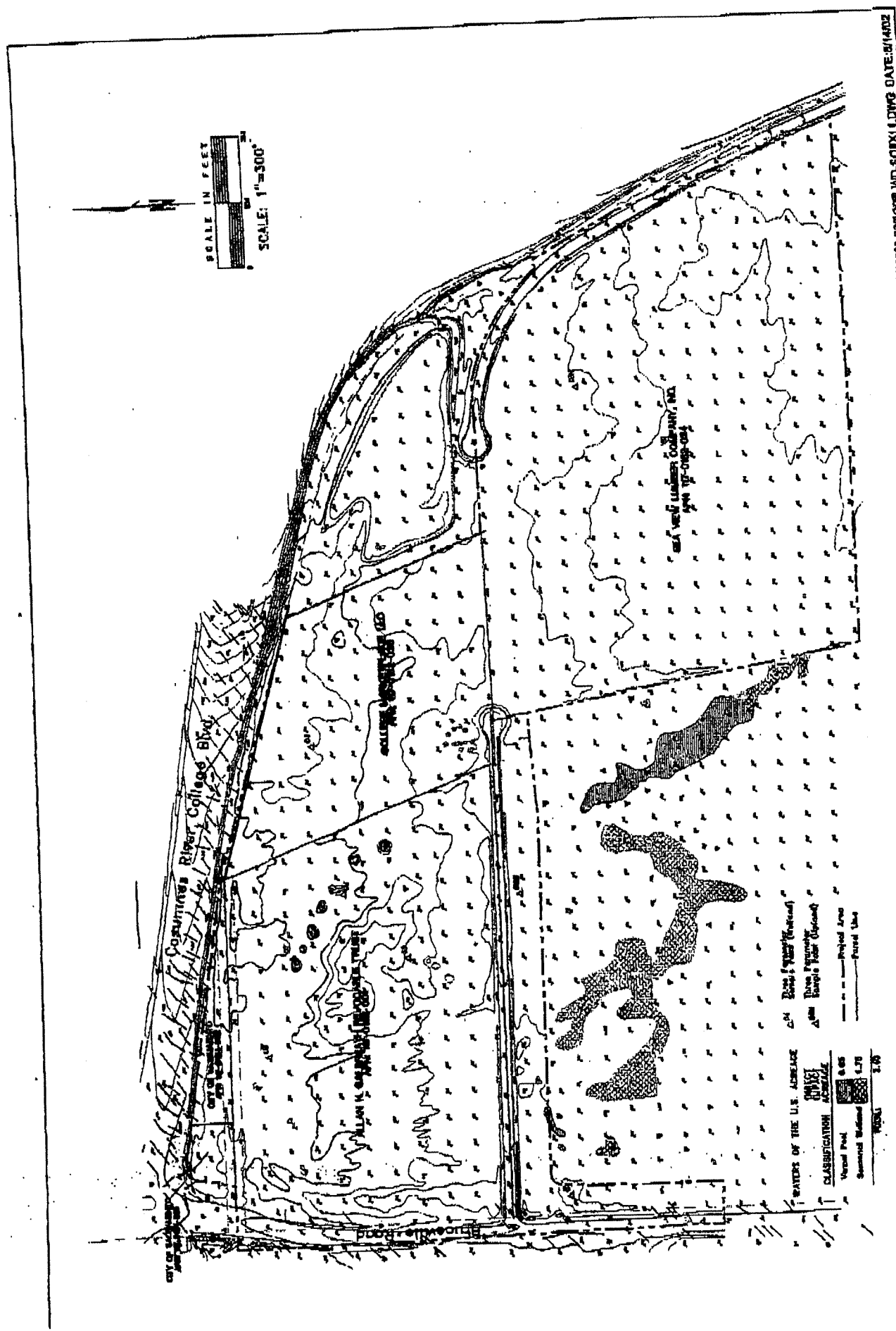
FILE NAME: VE002003-0234\ENR\AL\ENR\CLIP\BK11.DWG DATE: 01/4/02
ECORP Consulting, Inc.
 ENVIRONMENTAL CONSULTANTS

1 Acre Subject Property-Revised Site Plan



FILENAME: WETLANDS\2003\0234\0234.DWG DATE: 02/10/03
ECORP Consulting, Inc.
 ENVIRONMENTAL CONSULTANTS

EXISTING WETLANDS AND TOPOGRAPHY
 3 Acre Subject Property-Wetland Delineation



SCALE IN FEET
SCALE: 1"=300'

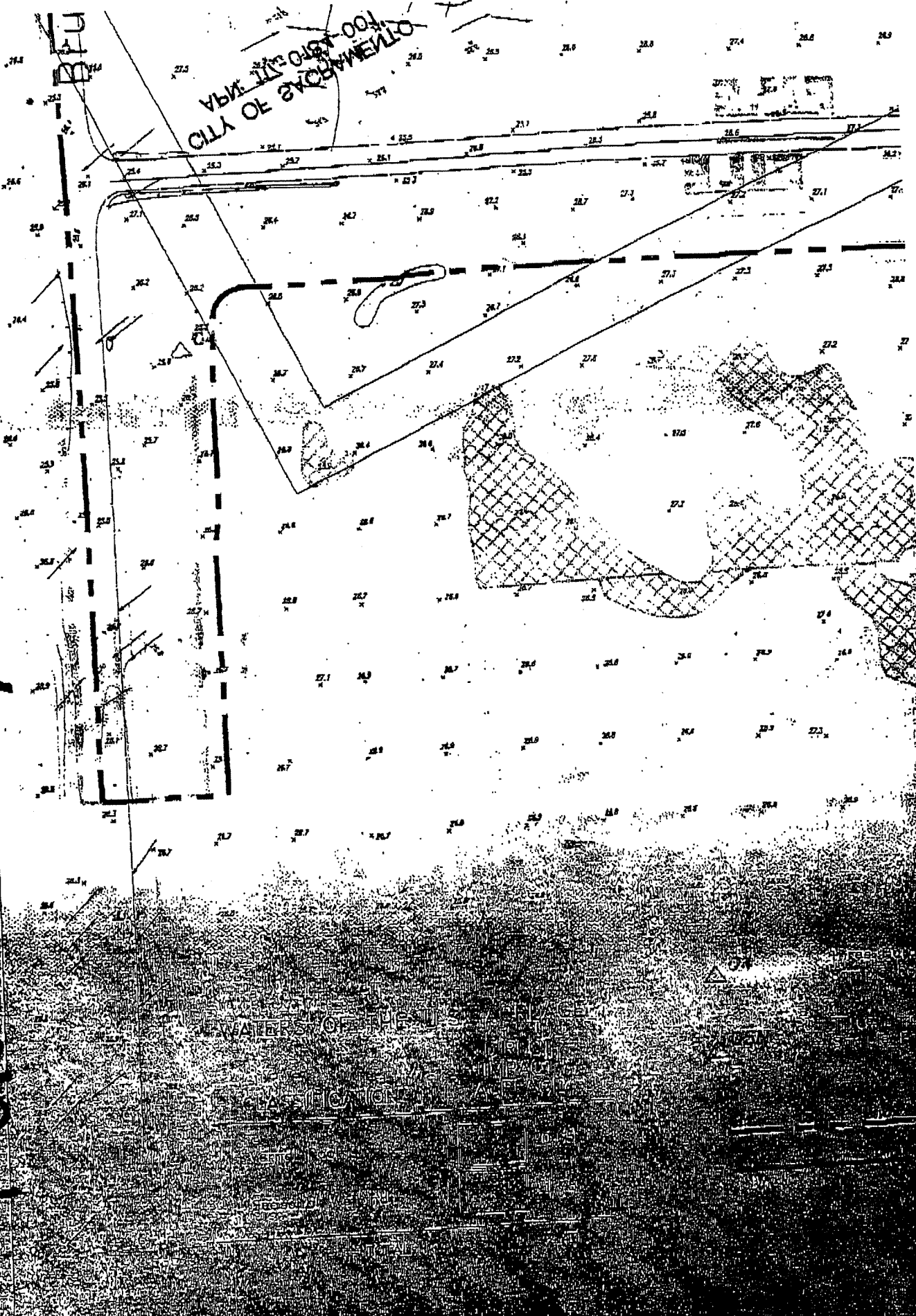
FILE NAME: \\6802000-028\CS8-WD-SDBX1.DWG DATE: 01/14/02
ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

WATERS OF THE U.S. ADEQUATE
CLASSIFICATION
 1. Wetland
 2. Deep Water (Wetland)
 3. Deep Water (Openwater)
 4. Shallow Water (Wetland)
 5. Shallow Water (Openwater)
 6. Dry
 7. Dry
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EXISTING WETLANDS AND TOPOGRAPHY
8 Acre Property-Wetland Delineation

001-0157-157
CITY OF SACRAMENTO

4 Clear overlays (maps)





United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sacramento Fish and Wildlife Office
2800 Cottage Way, Room W-2605
Sacramento, California 95826-1846

IN REPLY REFER TO:
1-1-02-TA-2612

July 31, 2002

Mr. Jim Stewart
ECORP Consulting, Inc.
2260 Douglas Blvd., Suite 160
Roseville, California 95661

Subject: Proposed College Marketplace Project, Sacramento County,
California.

Dear Mr. Stewart:

This is in response to your letter dated June 13, 2002, requesting the U.S. Fish and Wildlife Service (Service) review changes to the proposed College Marketplace Project (project) in Sacramento County, California. In that letter, you discussed changes to the original design due to the City of Sacramento's suggested alternative for the project.

The original proposed project design called for a mixed small business complex with associated parking on approximately a 47-acre site of open lands west of Consumes River Community College and east of California State Highway 99 in South Sacramento County. The developers, College Marketplace, LLC., proposed to rezone the parcel of land from a mixed commercial and residential uses to a planned unit development (PUD) containing only retail. The City declined the application to rezone the entire parcel, leaving 15 acres zoned as residential. The project was subsequently redesigned to incorporate the residential component into the 47-acre proposed project.

Under a permit application with the Army Corps of Engineers, College Marketplace proposed to directly fill 1.96 acres of wetlands (1.21 acres of seasonal marsh, 0.59 acre of seasonal wetland and 0.16 acre of vernal pool) and indirectly impact 2.14 acres of wetlands (1.85 acres of vernal pools and 0.29 acre of seasonal marsh). College Market Place, LLC., assumed presence of listed invertebrates in all wetlands on the proposed project site and proposed to compensate for effects to listed invertebrate habitat by purchasing 10.34 preservation credits and 8.38 creation credits at a Service-approved conservation bank prior to start of site grading. Although the design of the proposed project changed, the project footprint remains the same, as do the impacts to the wetlands at the site.

ECORP Consulting requested the Service review the changes to the proposed project and provide further guidance in the matter. A letter explaining that the revised plans are consistent with the issued permit was provided to the Service.

Mr. Jim Stewart

It is the Service's opinion that the proposed project footprint has not changed from the previously approved plan and does not necessitate reinitiation of consultation. No change in the amount of acreage of wetlands are affected by the new project design and site uses. Therefore, the Service concurs with the determination that the new proposed project design is consistent with the intent, impacts and proposed conservation measures previously set forth.

This concludes our review of the modifications to the proposed College Marketplace Project pursuant to section 7 of the Endangered Species Act of 1973, as amended (Act). As provided in the Act, College Marketplace, LLC. should contact the Service if: (1) the project is subsequently modified in a manner that causes an effect to listed species or critical habitat that was not considered in the biological opinion; or (2) a new species is listed or critical habitat designated that may be affected by the project.

If you have any questions regarding this letter, please contact Justin Ly of my staff at (916) 414-6645.

Sincerely,



fn Jan C. Knight
Chief, Endangered Species Division

- cc:
- College Marketplace, LLC., Sacramento, CA (Attn: Bradley Cutler)
- College Marketplace, LLC., Sacramento, CA (Attn: Doug Sutherland)
- Law Offices of Gregory D. Thatch, Sacramento, CA (Attn: Greg Thatch)
- U.S. Army Corps of Engineers, Sacramento, CA (Attn: Justin Cutler)



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

LETTER OF TRANSMITTAL

DATE: December 13, 2002

TO: Mr. Justin Cutler
U.S. Army Corps of Engineers
1325 J Street, 14th Floor
Sacramento, CA 95814

CC: Mr. Bradley Cutler / Citadel Equities Group, LLC

FROM: Jim Stewart

RE: College Square (20-Acre)

WE ARE SENDING:

- | | | |
|--------------|---|--------------|
| CAD PLOT (S) | ⇒ | REPORT (S) |
| BLUEPRINTS | | LETTERS (S) |
| DISKETTE | | CONTRACT (S) |
| AGENCY CORR. | | OTHER |

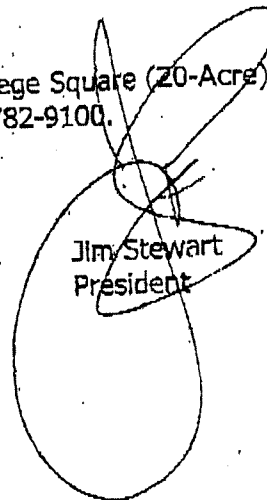
DELIVERED BY:

- ⇒ OVERNIGHT
- FEDERAL EXPRESS
- U.S. MAIL
- HAND

REMARKS:

Please find enclosed the Wetland Delineation for the College Square (20-Acre) project. If you have any questions, please feel free to call me at (916) 782-9100.

SIGNED:


 Jim Stewart
 President

WETLAND DELINEATION

FOR

COLLEGE SQUARE (20-ACRE)

(CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA)

December 13, 2002

Prepared for:
Granite Bay Holdings



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

**February 14, 2003, letter from ECORP Consulting to U.S. Army Corps of Engineers
regarding additional data collection points**



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

February 14, 2003

Mr. Michael Finan
Chief, Delta Office
U.S. Army Corps of Engineers
1325 J Street
Sacramento, CA 95814-2922

Re: ***College Square WD (Regulatory Branch 20020078)***

Dear Mr. Finan:

In response to your letter dated January 15, 2003 to Larry John of Granite Bay Holdings, we have taken additional data points within the area as you requested. The data collection was conducted on February 14, 2003. Three separate data collection points were taken within the area, and the data sheets are included for your review. In addition, the data collection locations and GPS coordinates are included on the attached revised wetland delineation map dated February 14, 2003). In summary, the results of the data collection indicate that the necessary three criteria for wetland determination are not present within that specific location.

Please call me at your earliest convenience to schedule a field verification.

Sincerely,

Keith C. Kwan
Senior Biologist

Attachments

cc: Mr. Bradley Cutler / Citadel Equities Group, LLC

ROUTINE WETLAND DELINEATION

ECORP Consulting, Inc. ENVIRONMENTAL CONSULTANTS

Project/Site: College Square Date: 2/14/03 Sample Point: S
Client/Owner: GBH Field Investigator(s): M. Buchalski
County: Sacramento State: CA Plant Community: Annual grassland
Address: Florin, CA Section/Township/Range: T7N, R5E, Sec. 15

Normal environmental conditions exist site? Yes [X] No [] If no, explain:
Special Situation? Yes [X] No [] Explain: disked field
Is this a potential Problem Area? Yes [] No [X] Explain:

HYDROPHYTIC VEGETATION? Yes [] No [X]

Table with columns: Dominant Species, Ind. Status, Stratum, Rel. % Cover, Dominant Species, Ind. Status, Stratum, Rel. % Cover. Includes entries for VUL BRO and Un-ID grass.

Percentage of dominant species that are OBL, FACW, and/or FAC [excluding FAC-]: 0 of 2 = 0%

WETLAND HYDROLOGY? Yes [] No [X]

Recorded Data: Yes [] No [X] If yes,
Depth of surface water: none (in.) Depth to free water in pit: none (in.)
Primary Indicators: Inundated [] Saturated in Upper 12 in. [] Water Marks [] Drift Lines [] Sediment Deposits [] Drainage Patterns in Wetlands
Secondary Indicators (2 or more required): Oxidized Root Channels in Upper 12 in. [] Water-stained Leaves [] Local Soil Survey Data [] FAC-Neutral Test [] Other

HYDRIC SOILS? Yes [] No [X]

Series/Phase: 217 San Joaquin - Galt complex, leveled, 0 to 1% slopes Drainage Class: med. well drained
Taxonomy [Subgroup]: Fine, mixed, thermic Abruptic Durixeralfs Confirm Map Type: Yes [] No [X]
Histosol [] Histic Epipedon [] Sulfidic Odor [] Aquic Moisture Regime [] Reducing Conditions [X] Gleyed/Low Chroma Colors [] Concretions []
High Organic Content in Surface Layer in Sandy Soils [] Organic Streaking in Sandy Soils [] Listed on Hydric Soils List [] Other []
Inclusions [Series/Phase]: Galt components in depressions On Hydric Soils List: Yes [X] No []

Table with columns: Depth (in.), Horizon, Matrix Color, Mottle Color, Mottle (Abund/Contrast/Size), Texture, Concretions, Structure. Includes entry for 18" depth, Horizon A, Matrix Color 10YR 3/2, Mottle Color none, Mottle (Abund/Contrast/Size) none, Texture clay loam.

WETLAND / WATERS DETERMINATION? Yes [] No [X]

DECISION *
Rationale: No criteria were met.
General comments:
Wetland Type: Upland

ECORP Consulting, Inc.

ENVIRONMENTAL CONSULTANTS

ROUTINE WETLAND DELINEATION

Project/Site: Collega Square Date: 2/14/03 Sample Point: 6
 Applicant/Owner: GBH Field Investigator(s): M. Buchalski
 County: Sacramento State: CA Plant Community: Annual grassland
 Address: Florin, CA Section/Township/Range: T7N, R5E, Sec. 15
 Are normal environmental conditions exist site? Yes No If no, explain: _____
 Is the site in a special situation? Yes No Explain: disked field
 Is this a potential Problem Area? Yes No Explain: _____

HYDROPHYTIC VEGETATION? Yes No

Dominant Species	Ind. Status	Stratum	Rel. % Cover	Dominant Species	Ind. Status	Stratum	Rel. % Cover
<u>VUL BRO</u>	<u>FACU*</u>	<u>H</u>	<u>40</u>	5) _____	_____	_____	_____
<u>Un-ID grass</u>	<u>-</u>	<u>H</u>	<u>20</u>	6) _____	_____	_____	_____
_____	_____	_____	_____	7) _____	_____	_____	_____
_____	_____	_____	_____	8) _____	_____	_____	_____

Percentage of dominant species that are OBL, FACW, and/or FAC [excluding FAC-1]: 0 of 2 = 0 %

Comments: _____

WETLAND HYDROLOGY? Yes No

Recorded Data: Yes No If yes, _____
 Depth of surface water: None (in.) Depth to free water in pit: None (in.) Depth to saturated soil: 12 (in.)
 Primary Indicators: Inundated Saturated in Upper 12 in. Water Marks Drift Lines Sediment Deposits Drainage Patterns in Wetlands
 Secondary Indicators (2 or more required):
 Oxidized Root Channels in Upper 12 in. Water-stained Leaves Local Soil Survey Data FAC-Neutral Test Other _____

Comments: _____

HYDRIC SOILS? Yes No

Series/Phase: 217 San Joaquin - Galt complex, leveled, 0 to 1% slopes Drainage Class: mod. well drained
 Taxonomy [Subgroup]: Fine, mixed, thermic Abruptic Durixeralfs Confirm Map Type: Yes No
 Histosol Histic Epipedon Sulfidic Odor Aquic Moisture Regime Reducing Conditions Gleyed/Low Chroma Colors Concretions
 High Organic Content in Surface Layer in Sandy Soils Organic Streaking in Sandy Soils Listed on Hydric Soils List Other _____
 Inclusions [Series/Phase]: Galt components in depressions On Hydric Soils List: Yes No

Depth (in.)	Horizon	Matrix Color	Mottle Color	Mottle (Abund/Contrast/Size)	Texture, Concretions, Structure
<u>18</u>	<u>A</u>	<u>10YR 5/2</u>	<u>10YR 3/3</u>	<u>abundant</u>	<u>clay loam</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Comments: _____

WETLAND / WATERS DETERMINATION? Yes No

DECISION *
Rationale: Two of three criteria were not met.

General comments: _____ Wetland Type: Upland

ROUTINE WETLAND DELINEATION

ECORP Consulting, Inc. ENVIRONMENTAL CONSULTANTS

Project/Site: Collage Square Date: 2/14/03 Sample Point: 7
Client/Owner: GBH Field Investigator(s): M. Buchalski
County: Sacramento State: CA Plant Community: Annual grassland
Address: Florin, CA Section/Township/Range: T7N, R5E, Sec. 15
Normal environmental conditions exist site? Yes [X] No [] If no, explain:
Typical Situation? Yes [X] No [] Explain: disked field
Is this a potential Problem Area? Yes [] No [X] Explain:

HYDROPHYTIC VEGETATION? Yes [] No [X]

Table with columns: Dominant Species, Ind. Status, Stratum, Rel. % Cover, Dominant Species, Ind. Status, Stratum, Rel. % Cover. Rows include VIL BRO, TAR OFF, CEN SOL.

Percentage of dominant species that are OBL, FACW, and/or FAC [excluding FAC-]: 0 of 3 = 0%
Comments:

WETLAND HYDROLOGY? Yes [] No [X]

Recorded Data: Yes [] No [X] If yes,
Depth of surface water: None (in.) Depth to saturated soil: None (in.)
Primary Indicators: [] Inundated [] Saturated in Upper 12 in. [] Water Marks [] Drift Lines [] Sediment Deposits [] Drainage Patterns in Wetlands
Secondary Indicators (2 or more required):
[] Oxidized Root Channels in Upper 12 in. [] Water-stained Leaves [] Local Soil Survey Data [] FAC-Neutral Test [] Other
Comments:

HYDRIC SOILS? Yes [X] No []

Series/Phase: Z17 San Joaquin - Galt complex, leveled, 0 to 1% slopes Drainage Class: mod. well drained
Taxonomy [Subgroup]: Fine, mixed, thermic Abruptic Durixeralfs Confirm Map Type: Yes [] No []
[] Histosol [] Histic Epipedon [] Sulfidic Odor [] Aquic Moisture Regime [] Reducing Conditions [] Gleyed/Low Chroma Colors [] Concretions
[] High Organic Content in Surface Layer in Sandy Soils [] Organic Streaking in Sandy Soils [] Listed on Hydric Soils List [] Other
Inclusions [Series/Phase]: Galt components in depressions On Hydric Soils List: Yes [X] No []
Depth (in.) Horizon Matrix Color Mottle Color Mottle (Abund/Contrast/Size) Texture, Concretions, Structure
12 A 10YR 3/2 10YR 4/6 abundant clay loam

WETLAND / WATERS DETERMINATION? Yes [] No [X]

DECISION *
Rationale: Two of three criteria not met.
General comments: Wetland Type: Upland

HERBACEOUS COVER / DOMINANCE WORK SHEET

Species Observed	Actual Cover	Relative Cover
<i>Taraxacum officinale</i>	15	15
<i>Centaurea solstitialis</i>	15	15
<i>Vulpia bromoides</i>	25	25
<i>T. caput-medusae</i>	10	10
<i>Vicia sp.</i>	10	10
<i>Rumex crispus</i>	5	5
<i>Geranium dissectum</i>	5	5
<i>Holcarpha virgata</i>	5	5
Un-ID grass	10	10
TOTAL SUM (Σ) = 100		100%

COVER:

Vegetation	<u>100</u>
Bare Ground	_____
Rocks	_____
Other	_____
TOTAL =	100%

Species (Descending Order)	Relative Cover	Cumulative Cover	Indicator Status	Dominants
<i>V. bromoides</i>	25	25	FACU*	_____
<i>T. officinale</i>	15	40	FACU	_____
<i>C. solstitialis</i>	15	55	N/L	_____
<i>T. caput-medusae</i>	10	65	N/L	_____
<i>Vicia sp.</i>	10	75	N/L	_____
Un-ID grass	10	85	-	_____
<i>R. crispus</i>	5	90	FACU-	_____
<i>G. dissectum</i>	5	95	N/L	_____
<i>H. virgata</i>	5	100	N/L	_____
TOTAL SUM (Σ) = 100%				

HERBACEOUS COVER / DOMINANCE WORK SHEET

Species Observed	Actual Cover	Relative Cover
<i>V. bromoides</i>	40	40
<i>C. solstitialis</i>	10	10
<i>Holocarpus virgata</i>	3	3
<i>Vicia sp.</i>	7	7
<i>Lolium perenne</i>	8	8
<i>T. caput-medusae</i>	2	2
<i>Rumex crispus</i>	10	10
UN-ID grass	20	20
<i>Eromocarpus satigerus</i>	trace	trace
TOTAL SUM (Σ) = 100		100%

COVER:

Vegetation	100%
Bare Ground	
Rocks	
Other	
TOTAL =	100%

Species (Descending Order)	Relative Cover	Cumulative Cover	Indicator Status	Dominants
<i>V. bromoides</i>	40	40	FAC ^U *	
UN-ID grass	20	60	-	
<i>C. solstitialis</i>	10	70	N/L	
<i>Rumex crispus</i>	10	80	FAC ^W -	
<i>L. perenne</i>	8	88	FAC ⁺	
<i>Vicia sp.</i>	7	95	N/L	
<i>H. virgata</i>	3	98	N/L	
<i>T. caput-medusae</i>	2	100	N/L	
TOTAL SUM (Σ) = 100%				

HERBACEOUS COVER / DOMINANCE WORK SHEET

Species Observed	Actual Cover	Relative Cover
<i>Lolium perenne</i>	trace	trace
<i>Vulpia bromoides</i>	50	50
<i>Rumex crispus</i>	4	2
<i>Raphanus sativus</i>	2	2
<i>Taraxacum officinale</i>	5	5
<i>Holcus virgata</i>	5	5
<i>Brodiaea sp.</i>	2	2
un-ID grass seedling	15	15
<i>Vicia sp.</i>	7	7
<i>Geranium dissectum</i>	trace	trace
<i>Trifolium hirtum</i>	5	5
<i>Erodium botrys</i>	5	5
<i>Brasica nigra</i>	trace	trace
TOTAL SUM (Σ) =	100	100%

COVER:

Vegetation	100
Bare Ground	
Rocks	
Other	
TOTAL =	100%


Species (Descending Order)	Relative Cover	Cumulative Cover	Indicator Status	Dominants
<i>V. bromoides</i>	50	50	FACU*	X
un-ID grass	15	65	-	X
<i>Vicia sp.</i>	7	72	N/L	
<i>T. officinale</i>	5	77	FACU	
<i>H. virgata</i>	5	82	N/L	
<i>T. hirtum</i>	5	87	N/L	
<i>Erodium botrys</i>	5	92	FACU*	
<i>R. crispus</i>	4	96	FACW-	
<i>R. sativus</i>	2	98	DPL	
<i>Brodiaea sp.</i>	2	100	N/L	
TOTAL SUM (Σ) =	100%			

**April 27, 2000, memorandum from Sandra Starr of ECORP Consulting regarding
rare plant survey conducted for Cosumnes River Boulevard project site**

Memorandum

Date: April 27, 2000

To: File

From: Sandra Starr 

RE: RARE PLANT SURVEY FOR COSUMNES RIVER BLVD.

On April 07 and 11, 2000, ECORP Consulting, Inc. biologists, Susan Capell and Sandra Starr, conducted a rare plant survey of the proposed Cosumnes River Blvd. project site. The target species of the survey were Bogg's Lake hedge-hyssop (*Gratiola heterosepala*), a California state endangered species, dwarf downingia (*Downingia pusilla*), a California Native Plant Society (CNPS) List 4 species, Greene's legenera (*Legenera limosa*), a federal Species of Concern and a CNPS List 1B species, and Sanford's arrowhead (*Sagittaria sanfordii*), also a federal Species of Concern and CNPS List 1B species. Surveys were conducted by walking transects through and around all potential habitat on-site (i.e., vernal pool, seasonal wetland, seasonal marsh, and constructed pond). Plant species and cover values were recorded within a number of representative wetlands on-site. In addition, a cumulative species list was generated for the site while walking transects through the wetlands and intervening upland areas. Neither Bogg's Lake hedge-hyssop, dwarf downingia, Greene's legenera, or Sanford's arrowhead were found within the subject project site. A secondary survey for the presence of Greene's legenera and Sanford's arrowhead, as well as a complete survey for the presence of Sacramento Orcutt grass (*Orcuttia viscida*) and slender Orcutt grass (*Orcuttia tenuis*) will be conducted between May and June of this season.

Floristic Field Survey Data Sheet

Project Site: Consummes River Bl. Field Investigator(s): Susan Capell / Paul Starr Date: 4/7/00
 Purpose of Data Collection: Rare plant survey
 Habitat Description: annual grassland

PLANTS OBSERVED

- | | | | | |
|---|---|---|--|--|
| <input type="checkbox"/> <i>Acer negundo</i>
<input type="checkbox"/> <i>Achillea millefolium</i>
<input type="checkbox"/> <i>Achyrochaena mollis</i>
<input type="checkbox"/> <i>Aegilops triuncialis</i>
<input type="checkbox"/> <i>Aegilops species</i>
<input type="checkbox"/> <i>Aesculus californica</i>
<input type="checkbox"/> <i>Agrostis species</i>
<input type="checkbox"/> <i>Ailanthus altissima</i>
<input type="checkbox"/> <i>Aira caryophylla</i>
<input type="checkbox"/> <i>Alisma plantago-aquatica</i>
<input type="checkbox"/> <i>Ainus rhombifolia</i>
<input type="checkbox"/> <i>Alopecurus saccatus</i>
<input type="checkbox"/> <i>Amaranthus species</i>
<input type="checkbox"/> <i>Ambrosia psilostachya</i>
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<input type="checkbox"/> <i>Amsinckia menziesii</i>
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<input type="checkbox"/> <i>Anthemis cotula</i>
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<input type="checkbox"/> <i>Aristolochia californica</i>
<input type="checkbox"/> <i>Artemisia douglasiana</i>
<input type="checkbox"/> <i>Arundo donax</i>
<input type="checkbox"/> <i>Asclepias fascicularis</i>
<input type="checkbox"/> <i>Asclepias species</i>
<input type="checkbox"/> <i>Atriplex species</i>
<input type="checkbox"/> <i>Avena barbata</i>
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<input type="checkbox"/> <i>Baccharis pilularis</i>
<input type="checkbox"/> <i>Bidens frondosa</i>
<input type="checkbox"/> <i>Blennosperma nanum</i>
<input type="checkbox"/> <i>Brassica nigra</i>
<input type="checkbox"/> <i>Brassica rapa</i>
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<input type="checkbox"/> <i>Brodiaea coronaria</i>
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<input type="checkbox"/> <i>Brodiaea minor</i>
<input type="checkbox"/> <i>Brodiaea species</i>
<input checked="" type="checkbox"/> <i>Bromus diandrus</i>
<input checked="" type="checkbox"/> <i>Bromus hordeaceus</i>
<input type="checkbox"/> <i>Bromus madritensis</i>
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<input type="checkbox"/> <i>Chenopodium</i> | <input type="checkbox"/> <i>Chenopodium species</i>
<input type="checkbox"/> <i>Chlorogalum angustifolium</i>
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<input type="checkbox"/> <i>Cichorium intybus</i>
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<input type="checkbox"/> <i>Clarkia species</i>
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<input type="checkbox"/> <i>Marrubium vulgare</i>
<input type="checkbox"/> <i>Marsilea vestita</i>
<input type="checkbox"/> <i>Medicago polymorpha</i>
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<input type="checkbox"/> <i>Melilotus officinalis</i>
<input type="checkbox"/> <i>Mentha pulegium</i>
<input type="checkbox"/> <i>Mentha spicata</i>
<input type="checkbox"/> <i>Mimulus guttatus</i> | <input checked="" type="checkbox"/> <i>Mimulus tricolor</i>
<input type="checkbox"/> <i>Montia fontana</i>
<input type="checkbox"/> <i>Muhlenbergia rigens</i>
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<input checked="" type="checkbox"/> <i>Plagiobothrys stipitatus</i>
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<input type="checkbox"/> <i>Polypogon monspeliensis</i>
<input type="checkbox"/> <i>Populus fremontii</i>
<input type="checkbox"/> <i>Potamogeton pectinatus</i>
<input type="checkbox"/> <i>Potamogeton species</i>
<input type="checkbox"/> <i>Psilocarphus brevissimus</i>
<input type="checkbox"/> <i>Psilocarphus oregonus</i>
<input checked="" type="checkbox"/> <i>Psilocarphus tenellus</i>
<input type="checkbox"/> <i>Quercus douglasii</i>
<input type="checkbox"/> <i>Quercus lobata</i>
<input type="checkbox"/> <i>Quercus wislizenii</i>
<input type="checkbox"/> <i>Ranunculus aquatilis</i>
<input checked="" type="checkbox"/> <i>Ranunculus bonariensis</i>
<input checked="" type="checkbox"/> <i>Ranunculus muricatus</i>
<input type="checkbox"/> <i>Ranunculus species</i>
<input checked="" type="checkbox"/> <i>Raphanus sativa</i>
<input type="checkbox"/> <i>Rhamnus californica</i>
<input type="checkbox"/> <i>Robinia pseudoacacia</i>
<input type="checkbox"/> <i>Rorippa curvisiliqua</i>
<input type="checkbox"/> <i>Rorippa nasturtium-aquatica</i>
<input type="checkbox"/> <i>Rosa californica</i>
<input type="checkbox"/> <i>Rubus discolor</i>
<input type="checkbox"/> <i>Rubus ursinus</i>
<input type="checkbox"/> <i>Rumex acetosella</i>
<input type="checkbox"/> <i>Rumex crispus</i>
<input type="checkbox"/> <i>Rumex pulcher</i>
<input type="checkbox"/> <i>Sagittaria latifolia</i>
<input type="checkbox"/> <i>Sagittaria</i>
<input type="checkbox"/> <i>Salix babylonica</i>
<input type="checkbox"/> <i>Salix exigua</i>
<input type="checkbox"/> <i>Salix goodingii</i> | <input type="checkbox"/> <i>Salix lasiandra</i>
<input type="checkbox"/> <i>Salix lasiolepis</i>
<input type="checkbox"/> <i>Salix species</i>
<input type="checkbox"/> <i>Salsola tragus</i>
<input type="checkbox"/> <i>Sambucus mexicana</i>
<input type="checkbox"/> <i>Sanicula species</i>
<input type="checkbox"/> <i>Scirpus acutus</i>
<input type="checkbox"/> <i>Scirpus species</i>
<input type="checkbox"/> <i>Scrophularia californica</i>
<input type="checkbox"/> <i>Senecio vulgaris</i>
<input type="checkbox"/> <i>Sidalcea calycosa</i>
<input type="checkbox"/> <i>Silybum marianum</i>
<input type="checkbox"/> <i>Solanum species</i>
<input type="checkbox"/> <i>Sonchus asper</i>
<input type="checkbox"/> <i>Sonchus oleraceus</i>
<input type="checkbox"/> <i>Sorghum bicolor</i>
<input type="checkbox"/> <i>Sorghum halepense</i>
<input type="checkbox"/> <i>Spergula arvensis</i>
<input type="checkbox"/> <i>Spergularia species</i>
<input type="checkbox"/> <i>Stachys albens</i>
<input type="checkbox"/> <i>Stellaria media</i>
<input type="checkbox"/> <i>Taeniatherum caput-medusae</i>
<input type="checkbox"/> <i>Taraxacum officinale</i>
<input type="checkbox"/> <i>Thysanocarpus curvipes</i>
<input type="checkbox"/> <i>Torilis nodosa</i>
<input type="checkbox"/> <i>Toxicodendron diversilobum</i>
<input type="checkbox"/> <i>Trichostema lanceolatum</i>
<input checked="" type="checkbox"/> <i>Trifolium depauperatum</i>
<input type="checkbox"/> <i>Trifolium fucatum</i>
<input type="checkbox"/> <i>Trifolium hirtum</i>
<input type="checkbox"/> <i>Trifolium microcephalum</i>
<input type="checkbox"/> <i>Trifolium species</i>
<input checked="" type="checkbox"/> <i>Trifolium variegatum</i>
<input checked="" type="checkbox"/> <i>Triphysaria eriantha</i>
<input checked="" type="checkbox"/> <i>Triteleia hyacinthina</i>
<input type="checkbox"/> <i>Triteleia loma</i>
<input type="checkbox"/> <i>Typha domingensis</i>
<input type="checkbox"/> <i>Typha latifolia</i>
<input type="checkbox"/> <i>Typha species</i>
<input type="checkbox"/> <i>Urtica dioica</i>
<input type="checkbox"/> <i>Verbascum blattaria</i>
<input type="checkbox"/> <i>Verbascum thapsus</i>
<input type="checkbox"/> <i>Verberna bonariensis</i>
<input checked="" type="checkbox"/> <i>Veronica peregrina</i>
<input type="checkbox"/> <i>Vicia sativa</i>
<input checked="" type="checkbox"/> <i>Vicia species</i>
<input checked="" type="checkbox"/> <i>Vicia villosa</i> <i>under vetch</i>
<input type="checkbox"/> <i>Vitis californica</i>
<input type="checkbox"/> <i>Vulpia bromoides</i>
<input type="checkbox"/> <i>Vulpia myuros</i>
<input type="checkbox"/> <i>Vulpia species</i>
<input type="checkbox"/> <i>Wyethia angustifolium</i>
<input type="checkbox"/> <i>Xanthium spinosum</i>
<input type="checkbox"/> <i>Xanthium strumarium</i>
<input checked="" type="checkbox"/> <i>Cardaria sp. white top</i> |
|---|---|---|--|--|

June 13, 2000, memorandum from Sandra Starr of ECORP Consulting regarding secondary rare plant survey conducted for Cosumnes River Boulevard project site

Memorandum

Date: June 13, 2000

To: File

From: Sandra Starr SS

RE: RARE PLANT SURVEY FOR COSUMNES RIVER BLVD.

On June 9, 2000, I conducted a secondary rare plant survey of the proposed Cosumnes River Blvd. project site. The target species of the survey were Sanford's arrowhead (*Sagittaria sanfordii*), a federal Species of Concern and California Native Plant Society (CNPS) List 1B species, slender Orcutt grass (*Orcuttia tenuis*), a federally threatened, California state endangered, and CNPS List 1B plant, and Sacramento Orcutt grass (*Orcuttia viscida*), a federally endangered, California state endangered, and a CNPS List 1B species. The survey was conducted by walking transects through potential habitat on-site (i.e., seasonal marsh). All other wetland features on-site were too shallow to support any of the above listed species. Plant species and cover values were recorded for the seasonal marsh habitat. Additionally, a cumulative species list was generated for the site while walking transects through the wetlands and intervening upland areas during the April survey. Neither Sanford's arrowhead, slender Orcutt grass or Sacramento Orcutt grass were found within the subject project site. In addition, Bogg's Lake hedge-hyssop, dwarf downingia, and Greene's legenera were not found during the previous field survey.

Wetland No.: Marsh
Location: Cosumnes Blvd
Wetland Type: () VF (X) SW (X) M
() Constructed (X) Reference

Date: 10/9/00
Biologist(s): SS
() Litter () Erosion () Tire Marks

Cover ~ Vegetation: 99
Bare Ground: 1
Rocks:
Other (specify): E
TOTAL: 100%

PLANTS OBSERVED:

- 012345 Achyrachaena mollis
012345 Aira caryophylla
012345 Alopecurus saccatus
012345 Amsinckia spp.
012345 Anthemis cotula
012345 Avena spp.
012345 Blennosperma nanum
012345 Briza minor
012345 Brodiaea spp.
012345 Bromus diandrus
012345 Bromus hordeaceus
012345 Calandria ciliata
012345 Callitriche heterophylla
012345 Callitriche marginata
012345 Callitriche spp.
012345 Capsella bursa-pastoris
012345 Cardamine oligosperma
012345 Castilleja attenuata
012345 Castilleja campestris
012345 Castilleja exserta
012345 Centunculus minimus
012345 Cicendia quadrangularis
012345 Convolvulus arvensis
012345 Crassula aquatica
012345 Cuscuta howelliana
012345 Cynodon dactylon
012345 Cyperus eragrostis
012345 Cyperus spp.
012345 Damasonium californicum
012345 Deschampsia danthonioides
012345 Dichelostemma capitatum
012345 Downingia bicornuta
012345 Downingia cuspidata
012345 Downingia ornatisissima
012345 Downingia pusilla
012345 Downingia spp.
012345 Elatine spp.
012345 Eleocharis acicularis
012345 Eleocharis macrostachya
012345 Epilobium brachycarpum
012345 Epilobium ciliatum
012345 Epilobium cleistogamum
012345 Epilobium densiflorum
012345 Epilobium spp.
012345 Eremocarpus setigerus
012345 Erodium spp.
012345 Eryngium vaseyi
012345 Eschscholzia californica
012345 Eschscholzia lobbii
012345 Geranium spp.
012345 Glyceria occidentalis
012345 Glyceria spp.
012345 Gnaphalium spp.
012345 Gratiola ebracteata
012345 Gratiola heterosepala
012345 Hemizonia fitchii
012345 Holocarpha virgata
012345 Hordeum marinum
012345 Hordeum murinum
012345 Hypochaeris glabra
012345 Isoetes howellii
012345 Isoetes nuttallii
012345 Isoetes orcuttii
012345 Juncus balticus
012345 Juncus bufonius
012345 Juncus capitatus
012345 Juncus uncialis
012345 Juncus xiphioides
012345 Juncus spp.
012345 Lactuca serriola
012345 Lasthenia fremontii
012345 Lasthenia glaberrima
012345 Layia fremontii
012345 Legenere limosa
012345 Lepidium latipes
012345 Lepidium nitidum
012345 Lilaea scilloides
012345 Limnanthes alba
012345 Limnanthes douglasii
012345 Limosella acaulis
012345 Lolium perenne
012345 Lupinus hiscol
012345 Lythrum hyssopifolium
012345 Marsilea vestita
012345 Medicago polymorpha
012345 Mimulus guttatus
012345 Mimulus tricolor
012345 Montia fontana
012345 Myosurus minimus
012345 Navarretia intertexta
012345 Navarretia leucocephala
012345 Phalaris lemmonii
012345 Phyla nodiflora
012345 Pilularia americana
012345 Plagiobothrys greenei
012345 Plagiobothrys nothofulvus
012345 Plagiobothrys stipitatus
012345 Plantago elongata
012345 Plantago spp.
012345 Poa annua
012345 Pogogyne zizyphoroides
012345 Polygonum spp.
012345 Polypogon monspeliensis
012345 Psilocarphus brevissimus
012345 Psilocarphus oregonus
012345 Psilocarphus tenellus
012345 Ranunculus aquatilis
012345 Ranunculus bonariensis
012345 Ranunculus muricatus
012345 Rumex crispus
012345 Rumex pulcher
012345 Sidalcea calycosa
012345 Sidalcea malvaeflora
012345 Spergularia ruba
012345 Stellaria media
012345 Taeniatherum caput-medusae
012345 Trichostema lanceolatum
012345 Trifolium depauperatum
012345 Trifolium fucatum
012345 Trifolium hirtum
012345 Trifolium spp.
012345 Trifolium variegatum
012345 Triphysaria eriantha
012345 Triteleia hyacinthina
012345 Typha spp.
012345 Veronica peregrina
012345 Vicia spp.
012345 Vulpia bromoides
012345 Vulpia spp.
012345 Xanthium strumarium
012345 Alisma plantago-aquatica
012345 Anagalis arvensis
012345 Brassica nigra
012345 Centaurea solstitialis
012345 Chamomilla suaveolens
012345 Cotula coronopifolia
012345 Cypripis schoenoides
012345 Echinochloa crusgalli
012345 Erodium botrys
012345 Geranium dissectum
012345 Geranium molle
012345 Hordeum brachyantherum
012345 Lasthenia californica
012345 Lemna spp.
012345 Leontodon taraxicoides
012345 Leptochloa fascicularis
012345 Leymus triticoides
012345 Lolium multiflorum
012345 Lotus corniculatus
012345 Lotus purshianus
012345 Mentha pulegium
012345 Mentha spp.
012345 Paspalum dilatatum
012345 Paspalum distichum
012345 Phalaris spp.
012345 Picris echioides
012345 Pogogyne douglasii
012345 Polygonum arenastrum
012345 Polygonum lapathifolium
012345 Polygonum punctatum
012345 Populus fremontii
012345 Potamogeton spp.
012345 Rorippa curvisiligua
012345 Rumex conglomeratus
012345 Salix exigua
012345 Salix spp.
012345 Sagittaria montevidensis
012345 Scirpus acutus
012345 Senecio vulgaris
012345 Verbena bonariensis
012345 Veronica anagalis-aquatica
012345 Legidium latifolium
012345 Epilobium purpureum
012345 Sonchus asper
012345 Brodiaea sp.
012345 Asclepias (milk weed)

NOTES / COMMENTS: Dry

Results of California Natural Diversity Database records search

California Department of Fish and Game
Natural Diversity Data Base

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<i>Phalacrocorax auritus</i> double-crested cormorant Element Code: ABNFD01020	-----List Status----- Federal: None State: None	-----NDDB Element Ranks----- Global: G5 State: S3	-----Other Lists----- CDFG Status: SC
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-----Habitat Associations-----

General: (ROOKERY SITE) COLONIAL NESTER ON COASTAL CLIFFS, OFFSHORE ISLANDS, & ALONG LAKE MARGINS IN THE INTERIOR OF THE STATE.
Micro: NESTS ALONG COAST ON SEQUESTERED ISLETS, USUALLY ON GROUND WITH SLOPING SURFACE, OR IN TALL TREES ALONG LAKE MARGINS.

Occurrence No. 22	Map Index: 11286	-----Dates Last Seen-----	Lat/Long: 38°23'13" / 121°29'27"	Township: 06N
Occ Rank: Unknown		Element: 1988-XX-XX	UTM: Zone-10 N4249620 E631808	Range: 04E
Origin: Natural/Native occurrence		Site: 1988-XX-XX	Precision: NON-SPECIFIC	Section: 12 Qtr SW
Presence: Presumed Extant			Symbol Type: POINT	Meridian: M
Trend: Unknown			Radius: 1/5 mile	Elevation: 5 ft
Main Source: VENNARD, M. 1988 (OBS)				
Quad Summary: FLORIN (3812144/496B)				
County Summary: SACRAMENTO				
SNA Summary: North Stone Lake				
Location: SE ARM OF NORTH STONE LAKE, APPROX 6 MI S OF SACRAMENTO.				

-----Comments-----

Distribution: 8 NESTS WITH APPROXIMATELY 20 ADULT BIRDS IN THE AREA; 2 NESTS CONTAINING YOUNG OBSERVED.
Ecological: HABITAT CONSISTS OF A LARGE COTTONWOOD GROVE SURROUNDED BY A FRESHWATER MARSH BELOW.
Threat: GRAZING IS MAIN THREAT; IT DOES NOT ALLOW REGENERATION OF TREES.
General: GREAT BLUE HERON AND GREAT EGRET ALSO NEST HERE. COUNTY OF SACRAMENTO LEASES THIS PROPERTY TO A PRIVATE PARTY.
Owner/Manager: SAC COUNTY, PVT

Ardea herodias
great blue heron
Element Code: ABNGA04010

List Status	NDDB Element Ranks	Other Lists
Federal: None	Global: G5	CDFG Status:
State: None	State: S4	

Habitat Associations

General: (ROOKERY) COLONIAL NESTER IN TALL TREES, CLIFFSIDES, AND SEQUESTERED SPOTS ON MARSHES.
Micro: ROOKERY SITES IN CLOSE PROXIMITY TO FORAGING AREAS: MARSHES, LAKE MARGINS, TIDE-FLATS, RIVERS AND STREAMS, WET MEADOWS.

Occurrence No. 1	Map Index:11286	—Dates Last Seen—	Lat/Long: 38°23'13" / 121°29'27"	Township: 06N
Occ Rank: Unknown		Element: 1988-05-02	UTM: Zone-10 N4249620 E631808	Range: 04E
Origin: Natural/Native occurrence		Site: 1988-05-02	Precision: NON-SPECIFIC	Section: 12 Qtr SW
Presence: Presumed Extant			Symbol Type: POINT	Meridian: M
Trend: Unknown			Radius: 1/5 mile	Elevation: 5 ft
Main Source: MIDDLETON, J. 1988 (OBS)				
Quad Summary: FLORIN (3812144/496B)				
County Summary: SACRAMENTO				
SNA Summary: North Stone Lake				
Location: NORTH STONE LAKE, NEAR JCT SE ARM AND MAIN LAKE BODY, APPROX6 MI S OF SACRAMENTO.				
Comments				
Distribution: 16 NESTS WITH ADULTS IN THEM ON 1 FEB 88; 54 NESTS WITH ADULTS COUNTED ON 2 MAY 88.				
Ecological: HABITAT CONSISTS OF A LARGE COTTONWOOD GROVE SURROUNDED BY FRESHWATER MARSH.				
Threat: MAIN THREAT IS GRAZING, WHICH DOES NOT ALLOW FOR REGENERATION OF COTTONWOOD TREES.				
General: COUNTY OF SACRAMENTO LEASES THE AREA TO A PRIVATE PARTY.				
Owner/Manager: SAC COUNTY, PVT				

Ardea alba great egret Element Code: ABNGA05010	-----List Status----- Federal: None State: None	-----NDDB Element Ranks----- Global: G5 State: S4	-----Other Lists----- CDFG Status:
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-----Habitat Associations-----

General: (ROOKERY) COLONIAL NESTER IN LARGE TREES.
Micro: ROOKERY SITES LOCATED NEAR MARSHES, TIDE-FLATS, IRRIGATED PASTURES, AND MARGINS OF RIVERS AND LAKES.

Occurrence No. 1 Map Index:11286 ---Dates Last Seen--- Lat/Long: 38°23'13" / 121°29'27" Township: 06N
Occ Rank: Unknown Element: 1988-05-02 UTM: Zone-10 N4249620 E631808 Range: 04E
Origin: Natural/Native occurrence Site: 1988-05-02 Precision: NON-SPECIFIC Section: 12 Qtr SW
Presence: Presumed Extant Symbol Type: POINT Meridian: M
Trend: Unknown Radius: 1/5 mile Elevation: 5 ft
Main Source: MIDDLETON, J. 1988 (OBS)
Quad Summary: FLORIN (3812144/496B)
County Summary: SACRAMENTO
SNA Summary: North Stone Lake
Location: SE ARM OF NORTH STONE LAKE, NEAR JCT OF MAIN BODY OF LAKE, APPROX 6 MI S OF SACRAMENTO.

-----Comments-----

Distribution:
Ecological:
Threat: CATTLE GRAZING ON ALL SIDES OF ROOKERY ELIMINATE REGENERATION OF TREES.
General: ONE GREAT EGRET NEST FOUND ON 1 FEB 88; 11 NESTS COUNTED ON 2 MAY 88. PROPERTY IS OWNED BY SACRAMENTO COUNTY,
BUT LEASED TO A PRIVATE PARTY. GREAT BLUE HERONS AND DOUBLE-CRESTED CORMORANTS ALSO NEST HERE.
Owner/Manager: SAC COUNTY, PVT

<i>Buteo swainsoni</i> Swainson's hawk Element Code: ABNKC19070	-----List Status-----	-----NDDB Element Ranks-----	-----Other Lists-----
	Federal: Species of Concern	Global: G4	CDFG Status:
	State: Threatened	State: S2	

-----Habitat Associations-----

General: (NESTING) BREEDS IN STANDS WITH FEW TREES IN JUNIPER-SAGE FLATS, RIPARIAN AREAS AND IN OAK SAVANNAH.
Micro: REQUIRES ADJACENT SUITABLE FORAGING AREAS SUCH AS GRASSLANDS, OR ALFALFA OR GRAIN FIELDS SUPPORTING RODENT POPULATIONS.

Occurrence No. 135 Map Index:11303 ---Dates Last Seen--- Lat/Long: 38°22'01" / 121°28'40" Township: 06N
 Occ Rank: Unknown Element: 1981-06-25 UTM: Zone-10 N4247419 E632985 Range: 05E
 Origin: Natural/Native occurrence Site: 1981-06-25 Precision: NON-SPECIFIC Section: 18 Qtr SW
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 1 mile Elevation: 10 ft
 Main Source: DEPT. OF FISH & GAME 1984 (PERS)
 Quad Summary: BRUCEVILLE (3812134/496C)*, FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: 6.2 MILES NORTH OF TWIN CITIES ROAD AND WALNUT GROVE EXIT ON HWY 5.
 -----Comments-----
 Distribution:
 Ecological:
 Threat:
 General: DFG SWHA #SA018. 1 ADULT SOARING ABOVE FIELD.
 Owner/Manager: PVT

Occurrence No. 179 Map Index:11308 ---Dates Last Seen--- Lat/Long: 38°22'47" / 121°28'35" Township: 06N
 Occ Rank: Unknown Element: 1984-05-12 UTM: Zone-10 N4248839 E633083 Range: 05E
 Origin: Natural/Native occurrence Site: 1984-05-12 Precision: NON-SPECIFIC Section: 07 Qtr SW
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 1 mile Elevation: 5 ft
 Main Source: DEPT. OF FISH & GAME 1984 (PERS)
 Quad Summary: FLORIN (3812144/496B)*, BRUCEVILLE (3812134/496C)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: I-5 APPROX 2 MI N OF HOOD-FRANKLIN RD.
 -----Comments-----
 Distribution:
 Ecological:
 Threat:
 General: DFG SWHA #SA011. ADULTS OBS SOARING OVER AREA IN 1979 AND 1984. NESTS NOT FOUND.
 Owner/Manager: PVT

Occurrence No. 187 Map Index:11229 ---Dates Last Seen--- Lat/Long: 38°25'09" / 121°31'03" Township: 07N
 Occ Rank: Unknown Element: 1979-07-26 UTM: Zone-10 N4253157 E629421 Range: 04E
 Origin: Natural/Native occurrence Site: 1982-06-30 Precision: NON-SPECIFIC Section: 39 Qtr XX
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 1 mile Elevation: 5 ft
 Main Source: DEPT. OF FISH & GAME 1984 (PERS)
 Quad Summary: CLARKSBURG (3812145/497A)*, FLORIN (3812144/496B)
 County Summary: SACRAMENTO, YOLO
 SNA Summary:
 Location: NETHERLANDS RD AND SOUTH RIVER RD INTERSECTION.
 -----Comments-----
 Distribution: 1 ADULT OBS ON E SIDE OF RIVER BUT NO NEST FOUND IN 1979.
 Ecological:
 Threat:
 General: DFG SWHA #SA010. NO ADULTS OR NEST FOUND IN 1982.
 Owner/Manager: PVT

Buteo swainsoni (cont.) Swainson's hawk Element Code: ABNKC19070	-----List Status----- Federal: Species of Concern State: Threatened	NDDB Element Ranks Global: G4 State: S2	-----Other Lists----- CDFG Status:
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Occurrence No. 188 Map Index:11255 ---Dates Last Seen--- Lat/Long: 38°26'03" / 121°30'12" Township: 07N
 Occ Rank: Unknown Element: 1982-05-12 UTM: Zone-10 N4254842 E630631 Range: 04E
 Origin: Natural/Native occurrence Site: 1982-05-12 Precision: NON-SPECIFIC Section: 26 Qtr NE
 Presence: Presumed Extant Symbol Type: POINT
 Trend: Unknown Radius: 1/5 mile Meridian: M
 Main Source: DEPT. OF FISH & GAME 1984 (PERS) Elevation:
 Quad Summary: CLARKSBURG (3812145/497A)*, FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: EXACTLY 3 MI N OF SCRIBNER RD ON HWY 160, E SIDE SACRAMENTO RIVER.
 -----Comments-----
 Distribution:
 Ecological: GOOD HABITAT W/LARGE COTTONWOODS IN SWAMPY AREA ON N SIDE OF LEVEE.
 Threat:
 General: DFG SWHA #SA023. 2 ADULTS OBS, 1 DARK, 1 MEDIUM PHASE. CARRYING PREY.
 Owner/Manager: PVT

Occurrence No. 189 Map Index:11369 ---Dates Last Seen--- Lat/Long: 38°26'14" / 121°26'35" Township: 07N
 Occ Rank: Unknown Element: 1979-06-29 UTM: Zone-10 N4255268 E635886 Range: 05E
 Origin: Natural/Native occurrence Site: 1982-06-28 Precision: NON-SPECIFIC Section: 28 Qtr NW
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 1/5 mile Elevation: 20 ft
 Main Source: DEPT. OF FISH & GAME 1984 (PERS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary: Lower Laguna Creek
 Location: SE CORNER OF INTERSECTION ON FRANKLIN BLVD AND SHELDON RD.
 -----Comments-----
 Distribution:
 Ecological:
 Threat:
 General: DFG SWHA #SA005. 1 ADULT OBS IN 1979, NO NEST FOUND. NO ACTIVITY IN 1980 OR 1982.
 Owner/Manager: PVT

Occurrence No. 312 Map Index:21028 ---Dates Last Seen--- Lat/Long: 38°24'47" / 121°23'52" Township: 07N
 Occ Rank: Fair Element: 1990-07-02 UTM: Zone-10 N4252666 E639875 Range: 05E
 Origin: Natural/Native occurrence Site: 1990-07-02 Precision: NON-SPECIFIC Section: 35 Qtr SE
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 1/5 mile Elevation: 30 ft
 Main Source: HARVEY, D. 1990 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: ALONG BIGHORN ROAD, 0.3 MI NORTH OF ELK GROVE BLVD AND 0.5 MI WEST OF HWY 99, 1.5 MI WEST OF ELK GROVE.
 -----Comments-----
 Distribution: BIRDS WERE FIRST OBSERVED USING SNAGS ADJACENT TO BIGHORN ROAD, LATER NESTING IN VALLEY OAKS BEHIND SNAGS.
 AFTER YOUNG FLEDGED, THE BIRDS RANGED NORTH OVER FIELDS NEAR THE MARSH ON ELK GROVE CREEK.
 Ecological: HABITAT SURROUNDING NEST TREE AND NEARBY SNAGS IS OPEN GRASSLAND.
 Threat: THREATENED BY PROPOSED DEVELOPMENT.
 General: THE PAIR OF HAWKS WAS OBSERVED FROM 20 APRIL THROUGH 2 JULY 1990, THROUGH THEIR BREEDING PERIOD. AT LEAST ONE
 YOUNG FLEDGED, AFTER WHICH THEY MOVED TO SOME TREES ON STOCKTON BLVD, NORTH OF DUNISCH ROAD.
 Owner/Manager: PVT

California Department of Fish and Game
Natural Diversity Data Base

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<i>Buteo swainsoni</i> (cont.) Swainson's hawk Element Code: ABNKC19070	-----List Status-----	NDDB Element Ranks	-----Other Lists-----
	Federal: Species of Concern	Global: G4	CDFG Status:
	State: Threatened	State: S2	

Occurrence No. 395 Map Index:21806 ---Dates Last Seen--- Lat/Long: 38°26'34" / 121°29'54" Township: 07N
 Occ Rank: Excellent Element: 1992-07-16 UTM: Zone-10 N4255793 E631045 Range: 04E
 Origin: Natural/Native occurrence Site: 1992-07-16 Precision: SPECIFIC Section: XX Qtr XX
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 80 meters Elevation: 10 ft
 Main Source: NOSAL, T. 1992 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: EAST BANK OF SACRAMENTO RIVER, 1 MILE SOUTH OF FREEPORT
 -----Comments-----
 Distribution: NEST TREE IS LOCATED ON THE EAST SIDE OF THE LEVEE IN AN ISOLATED STAND OF TREES ALONG THE ACCESS ROAD TO BEACH LAKE.
 Ecological: NEST TREE IS A VALLEY OAK (QUERCUS LOBATA); ADJACENT AGRICULTURAL FIELDS INCLUDE SAFFLOWER AND ALFALFA.
 Threat: POSSIBLE THREAT FROM INCREASED FOOT TRAFFIC/HUMAN DISTURBANCE IF PROPOSED NATURE CENTER IS BUILT.
 General: DFG SWHA #SA044. 1 ADULT/1 JUVENILE OBSERVED ON NEST ON 16 JUL 1992; 2 ADULTS PRESENT ON 20 JUL 1992.
 Owner/Manager: PVT-BEACH LAKE PROPERTIES

Occurrence No. 933 Map Index:45481 ---Dates Last Seen--- Lat/Long: 38°26'18" / 121°23'22" Township: 07N
 Occ Rank: Good Element: 2001-06-02 UTM: Zone-10 N4255479 E640547 Range: 05E
 Origin: Natural/Native occurrence Site: 2001-06-02 Precision: SPECIFIC Section: 23 Qtr SE
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 80 meters Elevation: 34 ft
 Main Source: AVERY, S. 2001 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: NORTH SIDE OF SHELDON ROAD, 0.5 MILE EAST OF HIGHWAY 99, BETWEEN ELK GROVE AND SACRAMENTO
 -----Comments-----
 Distribution:
 Ecological: NEST TREE IS A EUCALYPTUS; SURROUNDED BY ANNUAL GRASSLAND, HAY PRODUCTION, AND URBAN DEVELOPMENT.
 Threat: THREATENED BY ENCROACHING URBAN DEVELOPMENT.
 General: 2 ADULTS AND 1 JUVENILE OBSERVED AT THE NEST ON 2 JUN 2001.
 Owner/Manager: PVT

<i>Athene cucicularia</i> burrowing owl Element Code: ABNSB10010	-----List Status----- Federal: Species of Concern State: None	-----NDDB Element Ranks----- Global: G4 State: S2	-----Other Lists----- CDFG Status: SC
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-----Habitat Associations-----

General: (BURROW SITES) OPEN, DRY ANNUAL OR PERENIAL GRASSLANDS, DESERTS & SCRUBLANDS CHARACTERIZED BY LOW-GROWING VEGETATION.
Micro: SUBTERRANEAN NESTER, DEPENDENT UPON BURROWING MAMMALS, MOST NOTABLY, THE CALIFORNIA GROUND SQUIRREL.

Occurrence No. 128 Map Index:20687 ---Dates Last Seen--- Lat/Long: 38°26'54" / 121°27'31" Township: 07N
 Occ Rank: Fair Element: 1994-09-13 UTM: Zone-10 N4256491 E634490 Range: 05E
 Origin: Natural/Native occurrence Site: 1994-09-13 Precision: SPECIFIC Section: 20 Qtr XX
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 20.3 ac Elevation: 15 ft
 Main Source: KOPFORD, E. 1992 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: EAST SIDE OF SACRAMENTO REGIONAL WASTEWATER TREATMENT PLANT, BETWEEN HWY 99 AND I-5, 5 MI NORTH OF FRANKLIN.
 -----Comments-----
 Distribution: BURROWS A, B, C, D, AND L ARE LOCATED WEST OF THE UNION PACIFIC RAILROAD TRACKS. BURROWS (ARTIFICIAL, INACTIVE) G, H, I, J AND K ARE LOCATED EAST OF RAILROAD TRACKS. BURROW F (INACTIVE) & E (ELIMINATED) ARE 1200FT & 1600FT WSW OF BURROW B
 Ecological: HABITAT ADJACENT TO BURROW SITE IS GRASSLAND. SURROUNDING AREA TO WEST CONSISTS OF A WASTEWATER TREATMENT PLANT.
 Threat:
 General: NESTING OCCURRED AT BURROW B (1 PAIR & 7 JUV, JUL & AUG 1992) & BURROW L (1991). 1 INDIVIDUAL OBS 30 JUNE TO 13 SEPT 1994 AT BURROW B. BURROW L ELIMINATED MARCH 1994; BURROW C ELIMINATED MARCH 1993. BURROWS A & D USED INTERMITTENTLY.
 Owner/Manager: SAC COUNTY

Occurrence No. 210 Map Index:25473 ---Dates Last Seen--- Lat/Long: 38°27'24" / 121°25'06" Township: 07N
 Occ Rank: Good Element: 2002-03-25 UTM: Zone-10 N4257491 E637999 Range: 05E
 Origin: Natural/Native occurrence Site: 2002-03-25 Precision: NON-SPECIFIC Section: 15 Qtr SW
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 11.4 ac Elevation: 30 ft
 Main Source: GUSE, K. 1994 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: COSUMNES RIVER COLLEGE PLAYING FIELD, SACRAMENTO
 -----Comments-----
 Distribution: BURROWS ARE LOCATED ON THE BERMS SURROUNDING THE TRACK AND FOOTBALL FIELD.
 Ecological: HABITAT SURROUNDING THE BURROWS CONSISTS OF INTRODUCED, ANNUAL GRASSLAND.
 Threat: POSSIBLE DISTURBANCE/THREAT FROM JOGGER'S PETS.
 General: 12 OCCUPIED BURROWS OBSERVED IN 1994, WITH A TOTAL OF AT LEAST 18 ADULTS (6-12 PAIRS ESTIMATED). 2 ADULTS OBSERVED PERCHED ~0.2 MILE EAST OF THIS SITE ON 25 MAR 2002.
 Owner/Manager: COSUMNES RIVER COLLEGE

Occurrence No. 229 Map Index:33164 ---Dates Last Seen--- Lat/Long: 38°28'34" / 121°27'02" Township: 07N
 Occ Rank: Fair Element: 2001-09-20 UTM: Zone-10 N4259564 E635148 Range: 05E
 Origin: Natural/Native occurrence Site: 2001-09-20 Precision: SPECIFIC Section: 08 Qtr NE
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 80 meters Elevation: 15 ft
 Main Source: NOSAL, T. & J. NOSAL 1995 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: SOUTH SIDE OF ELDER CREEK, JUST WEST OF FRANKLIN BLVD, SACRAMENTO.
 -----Comments-----
 Distribution: OWLS OBSERVED ON THE TOP OF A FREQUENTLY-USED LEVEE.
 Ecological: HABITAT CONSISTS OF MAN-MADE LEVEE; ASSOCIATED VEGETATION IS VERY WEEDY (ANNUAL GRASSES, POLYGONUM, BRASSICA, ETC). SURROUNDING: VACANT PLOWED FIELDS NORTH & SOUTH OF LEVEE, PENDING DEVELOPMENT IN LOT TO THE SOUTH, REMAINDER DEVELOPED.
 Threat: THREATENED BY LEVEE "IMPROVEMENTS" (OWLS WILL BE DISPLACED BY ONE-WAY BURROW DOORS) AND DEVELOPMENT OF FORAGING HABITAT.
 General: AT LEAST 3, AND PROBABLY MORE, OWLS OBSERVED ON 16 MAY 1995. 1 ADULT AND 2 JUVENILES OBSERVED ON 20 SEP 2001.
 Owner/Manager: SAC COUNTY

<i>Athene cucularia</i> (cont.) burrowing owl Element Code: ABNSB10010	-----List Status----- Federal: Species of Concern State: None	-----NDDB Element Ranks----- Global: G4 State: S2	-----Other Lists----- CDFG Status: SC
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Occurrence No. 420 Map Index:46504 ---Dates Last Seen--- Lat/Long: 38°28'50" / 121°27'08" Township: 07N
 Occ Rank: Unknown Element: 2001-09-20 UTM: Zone-10 N4260073 E635005 Range: 05E
 Origin: Natural/Native occurrence Site: 2001-09-20 Precision: SPECIFIC Section: 08 Qtr NE
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 80 meters Elevation: 15 ft
 Main Source: LOWE, J. 2001 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: ALONG ELDER CREEK, JUST SOUTH OF THE INTERSECTION OF BROOKEFIELD DRIVE AND FRANKLIN BOULEVARD, SACRAMENTO
 -----Comments-----
 Distribution:
 Ecological: HABITAT CONSISTS OF A SMALL LEVEE FOR ELDER CREEK.
 Threat: THREATENED BY DEVELOPMENT OF FORAGING HABITAT AND NOISE/DISTURBANCE.
 General: 1 ADULT OBSERVED AT THE BURROW SITE.
 Owner/Manager: SAC COUNTY

Occurrence No. 551 Map Index:49290 ---Dates Last Seen--- Lat/Long: 38°27'26" / 121°24'18" Township: 07N
 Occ Rank: Fair Element: 2002-06-10 UTM: Zone-10 N4257562 E639167 Range: 05E
 Origin: Natural/Native occurrence Site: 2002-06-10 Precision: SPECIFIC Section: 14 Qtr XX
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 80 meters Elevation: 20 ft
 Main Source: WOODWARD, R. A. 2002 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: NORTH OF COSUMNES RIVER COLLEGE BOULEVARD, EAST OF POWER INN ROAD AND EAST OF HIGHWAY 99, SOUTH SACRAMENTO
 -----Comments-----
 Distribution: A WELL-KNOWN COLONY OF BUOW EXISTS ABOUT A MILE FROM THIS SITE, AT COSUMNES RIVER COLLEGE.
 Ecological: HABITAT CONSISTS OF A VACANT LOT (~10 ACRES IN SIZE), DOMINATED BY EXOTIC ANNUAL PLANT SPECIES; SURROUNDED BY AN AREA OF RAPIDLY DEVELOPING COMMERCIAL AND APARTMENTS.
 Threat: THREATENED BY DEVELOPMENT.
 General: 4 ADULTS OBSERVED AT THIS ACTIVE BURROW SITE ON 10 JUN 2002.
 Owner/Manager: UNKNOWN

Agelaius tricolor tricolored blackbird Element Code: ABPBXB0020	List Status: Federal: Species of Concern State: None	NDDB Element Ranks: Global: G2 State: S2	Other Lists: CDFG Status: SC
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Habitat Associations
 General: (NESTING COLONY) HIGHLY COLONIAL SPECIES, MOST NUMEROUS IN CENTRAL VALLEY & VICINITY. LARGELY ENDEMIC TO CALIFORNIA.
 Micro: REQUIRES OPEN WATER, PROTECTED NESTING SUBSTRATE, & FORAGING AREA WITH INSECT PREY WITHIN A FEW KM OF THE COLONY.

*** SENSITIVE ***

Occurrence No. 6 Map Index: ---Dates Last Seen--- Lat/Long: / Township:
 Occ Rank: Good Element: 1994-XX-XX UTM: Range:
 Origin: Natural/Native occurrence Site: 1994-XX-XX Precision: Section: Qtr
 Presence: Presumed Extant Symbol Type: Meridian:
 Trend: Fluctuating Radius: Elevation:
 Main Source: HOSEA, R. 1986 (LIT)
 Quad Summary: FLORIN (3812144/496B)*, ELK GROVE (3812143/496A)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: *SENSITIVE* Location information suppressed.
 ---Comments---
 Distribution: Please contact the California Natural Diversity Database, California Department of Fish and Game, for more information: (916) 324-3812.
 Ecological: NESTING SUBSTRATE CONSISTS OF BLACKBERRIES, ADJACENT TO GRASSLAND.
 Threat: THREATENED BY ENCROACHING DEVELOPMENT. REALIGNMENT OF STRAWBERRY CREEK DAMAGED THIS SITE.
 General:
 Owner/Manager:

*** SENSITIVE ***

Occurrence No. 7 Map Index: ---Dates Last Seen--- Lat/Long: / Township:
 Occ Rank: Unknown Element: 1981-05-11 UTM: Range:
 Origin: Natural/Native occurrence Site: 1981-05-11 Precision: Section: Qtr
 Presence: Presumed Extant Symbol Type: Meridian:
 Trend: Unknown Radius: Elevation:
 Main Source: HOSEA, R. 1986 (LIT)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: *SENSITIVE* Location information suppressed.
 ---Comments---
 Distribution: Please contact the California Natural Diversity Database, California Department of Fish and Game, for more information: (916) 324-3812.
 Ecological:
 Threat:
 General:
 Owner/Manager:

*** SENSITIVE ***

Occurrence No. 9 Map Index: ---Dates Last Seen--- Lat/Long: / Township:
 Occ Rank: Unknown Element: 1981-05-15 UTM: Range:
 Origin: Natural/Native occurrence Site: 1981-05-15 Precision: Section: Qtr
 Presence: Presumed Extant Symbol Type: Meridian:
 Trend: Unknown Radius: Elevation:
 Main Source: HOSEA, R. 1986 (LIT)
 Quad Summary: BRUCEVILLE (3812134/496C)*, FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: *SENSITIVE* Location information suppressed.
 ---Comments---
 Distribution: Please contact the California Natural Diversity Database, California Department of Fish and Game, for more information: (916) 324-3812.
 Ecological:
 Threat:
 General:
 Owner/Manager:

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Natural Diversity Data Base

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Agelaius tricolor (cont.) tricolored blackbird Element Code: ABPBXB0020	List Status Federal: Species of Concern State: None	NDDB Element Ranks Global: G2 State: S2	Other Lists CDFG Status: SC
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*** SENSITIVE ***

Occurrence No. 19 Map Index: —Dates Last Seen— Lat/Long: / Township:
 Occ Rank: None Element: 1982-06-07 UTM: Range:
 Origin: Natural/Native occurrence Site: 1992-06-16 Precision: Section: Qtr
 Presence: Possibly Extirpated Symbol Type: Meridian:
 Trend: Unknown Radius: Elevation:
 Main Source: HOSEA, R. 1986 (LIT)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: *SENSITIVE* Location information suppressed.
 —Comments—
 Distribution: Please contact the California Natural Diversity Database, California Department of Fish and Game, for more information: (916) 324-3812.
 Ecological: NESTING SUBSTRATE CONSISTS OF TYPHA.
 Threat:
 General:
 Owner/Manager:

*** SENSITIVE ***

Occurrence No. 156 Map Index: —Dates Last Seen— Lat/Long: / Township:
 Occ Rank: Unknown Element: XXXX-XX-XX UTM: Range:
 Origin: Natural/Native occurrence Site: XXXX-XX-XX Precision: Section: Qtr
 Presence: Presumed Extant Symbol Type: Meridian:
 Trend: Unknown Radius: Elevation:
 Main Source: DEHAVEN, R. (OBS)
 Quad Summary: ELK GROVE (3812143/496A)*, GALT (3812133/496D), BRUCEVILLE (3812134/496C), FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: *SENSITIVE* Location information suppressed.
 —Comments—
 Distribution: Please contact the California Natural Diversity Database, California Department of Fish and Game, for more information: (916) 324-3812.
 Ecological: NESTING SUBSTRATE CONSISTS OF CATTAILS AND BULRUSH.
 Threat:
 General:
 Owner/Manager:

*** SENSITIVE ***

Occurrence No. 159 Map Index: —Dates Last Seen— Lat/Long: / Township:
 Occ Rank: Unknown Element: XXXX-XX-XX UTM: Range:
 Origin: Natural/Native occurrence Site: XXXX-XX-XX Precision: Section: Qtr
 Presence: Presumed Extant Symbol Type: Meridian:
 Trend: Unknown Radius: Elevation:
 Main Source: DEHAVEN, R. (OBS)
 Quad Summary: FLORIN (3812144/496B)*, BRUCEVILLE (3812134/496C)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: *SENSITIVE* Location information suppressed.
 —Comments—
 Distribution: Please contact the California Natural Diversity Database, California Department of Fish and Game, for more information: (916) 324-3812.
 Ecological: NESTING IN CATTAILS AND BULRUSH.
 Threat:
 General:
 Owner/Manager:

Agelaius tricolor (cont.) tricolored blackbird Element Code: ABPBXB0020	List Status Federal: Species of Concern State: None	NDDB Element Ranks Global: G2 State: S2	Other Lists CDFG Status: SC
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*** SENSITIVE ***

Occurrence No. 174 Map Index: —Dates Last Seen— Lat/Long: / Township:
 Occ Rank: Good Element: 1992-06-16 UTM: Range:
 Origin: Natural/Native occurrence Site: 1992-06-16 Precision: Section: Qtr
 Presence: Presumed Extant Symbol Type: Meridian:
 Trend: Unknown Radius: Elevation:

Main Source: HARVEY, D. 1990 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: *SENSITIVE* Location information suppressed.

Comments
 Distribution: Please contact the California Natural Diversity Database, California Department of Fish and Game, for more information: (916) 324-3812.
 Ecological: THE NESTING AREA (BLACKBERRIES) FORMS A BOUNDARY TO A CULTIVATED FIELD (FIELD CROPS, SOMETIMES FALLOW).
 Threat: POSSIBLE THREAT FROM GRAZING.
 General:
 Owner/Manager:

*** SENSITIVE ***

Occurrence No. 204 Map Index: —Dates Last Seen— Lat/Long: / Township:
 Occ Rank: Fair Element: 1992-06-18 UTM: Range:
 Origin: Natural/Native occurrence Site: 1992-06-18 Precision: Section: Qtr
 Presence: Presumed Extant Symbol Type: Meridian:
 Trend: Unknown Radius: Elevation:

Main Source: SCHNEIDER, T. 1992 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary: Lower Laguna Creek
 Location: *SENSITIVE* Location information suppressed.

Comments
 Distribution: Please contact the California Natural Diversity Database, California Department of Fish and Game, for more information: (916) 324-3812.
 Ecological: NESTING SUBSTRATE WAS BLACKBERRIES ALONG THE CREEK.
 Threat: LAND 0.5 MI SOUTH OF THIS SITE IS CURRENTLY BEING DEVELOPED (RESIDENTIAL).
 General:
 Owner/Manager:

*** SENSITIVE ***

Occurrence No. 249 Map Index: —Dates Last Seen— Lat/Long: / Township:
 Occ Rank: Fair Element: 1991-05-22 UTM: Range:
 Origin: Natural/Native occurrence Site: 1991-05-22 Precision: Section: Qtr
 Presence: Presumed Extant Symbol Type: Meridian:
 Trend: Unknown Radius: Elevation:

Main Source: DAINS, V. 1991 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: *SENSITIVE* Location information suppressed.

Comments
 Distribution: Please contact the California Natural Diversity Database, California Department of Fish and Game, for more information: (916) 324-3812.
 Ecological: NESTING SUBSTRATE CONSISTS OF HIMALAYA BERRY BRAMBLES ON THE SOUTH BANK OF STRAWBERRY CREEK.
 Threat: THREATENED BY PROPOSED DEVELOPMENT.
 General:
 Owner/Manager:

<i>Pogonichthys macrolepidotus</i>	-----List Status-----	-----NDDB Element Ranks-----	-----Other Lists-----
Sacramento splittail	Federal: Threatened	Global: G2	CDFG Status: SC
Element Code: AFCJB34020	State: None	State: S2	

-----Habitat Associations-----

General: ENDEMIC TO THE LAKES AND RIVERS OF THE CENTRAL VALLEY, BUT NOW CONFINED TO THE DELTA, SUISUN BAY & ASSOCIATED MARSHES.
 Micro: SLOW MOVING RIVER SECTIONS, DEAD END SLOUGHS. REQUIRE FLOODED VEGETATION FOR SPAWNING & FORAGING FOR YOUNG.

Occurrence No. 1 Map Index:24986 ---Dates Last Seen--- Lat/Long: 38°36'49" / 121°33'35" Township: 10N
 Occ Rank: Good Element: 1995-02-26 UTM: Zone-10 N4274689 E625401 Range: 03E
 Origin: Natural/Native occurrence Site: 1995-02-26 Precision: SPECIFIC Section: XX Qtr XX
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 5,037.5 ac Elevation: 20 ft
 Main Source: WIXOM, L. ET AL 1995 (LIT)
 Quad Summary: TAYLOR MONUMENT (3812165/513A)*, COURTLAND (3812135/497D), FLORIN (3812144/496B), CLARKSBURG (3812145/497A),
 SACRAMENTO WEST (3812155/513D), GRAYS BEND (3812166/513B), VERONA (3812175/529D), KNIGHTS LANDING
 (3812176/529C), ELDORADO BEND (3812177/530D), NICOLAUS (3812185/529A)
 County Summary: SACRAMENTO, SUTTER, YOLO
 SNA Summary:
 Location: SACRAMENTO RIVER FROM MISSOURI BEND N OF KNIGHTS LANDING TO S OF COURTLAND. ALSO, LOWER 10 MILES OF THE
 FEATHER RIVER.

-----Comments-----

Distribution: IN THE SACRAMENTO RIVER FROM RIVER MILE 33 SOUTH OF COURTLAND TO RIVER MILE 97 NORTH OF KNIGHTS LANDING, AND
 THE LOWER 10 MILES OF THE FEATHER RIVER.
 Ecological: MODERATE CURRENT & SANDY BOTTOM. RIVERBANKS VARIABLE, WATER TEMP AVERAGES LOW 60'S F. MOST FISH TAKEN FROM THE
 END OF DECEMBER TO THE END OF MAY.
 Threat:
 General: INFORMATION TAKEN FROM A SACRAMENTO RIVER ANGLER SURVEY CONDUCTED BETWEEN 1991 & 1995. FISH WERE TAKEN BY HOOK
 & LINE MOSTLY FROM SHORE. MOST OF THE SPLITTAIL CAUGHT WERE TAKEN INCIDENTALLY & WERE NOT THE SPECIES TARGETED
 BY THE ANGLER.
 Owner/Manager: PVT, STATE

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<i>Clemmys marmorata marmorata</i> northwestern pond turtle Element Code: ARAAD02031	_____List Status_____	_____NDDB Element Ranks_____	_____Other Lists_____
	Federal: Species of Concern	Global: G3G4T3	CDFG Status: SC
	State: None	State: S3	

_____Habitat Associations_____

General: ASSOCIATED WITH PERMANENT OR NEARLY PERMANENT WATER IN A WIDE VARIETY OF HABITATS.
Micro: REQUIRES BASKING SITES. NESTS SITES MAY BE FOUND UP TO 0.5 KM FROM WATER.

Occurrence No. 48 Map Index:32826 _____Dates Last Seen_____ Lat/Long: 38°23'39" / 121°29'21" Township: 06N
 Occ Rank: Unknown Element: XXXX-XX-XX UTM: Zone-10 N4250410 E631933 Range: 04E
 Origin: Natural/Native occurrence Site: XXXX-XX-XX Precision: NON-SPECIFIC Section: XX Qtr XX
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 1 mile Elevation: 10 ft
 Main Source: HOLLAND, D. 1988 (PERS)
 Quad Summary: FLORIN (3812144/496B)*, CLARKSBURG (3812145/497A)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: STONE LAKE PRESERVE; APPROX. 1.0 MILE NORTHEAST OF HOOD.
 _____Comments_____

Distribution:
 Ecological:
 Threat:
 General: COLLECTED BY DFG, DATE AND NUMBER OF SPECIMENS UNKNOWN.
 Owner/Manager: UNKNOWN

Occurrence No. 49 Map Index:11275 _____Dates Last Seen_____ Lat/Long: 38°25'57" / 121°29'50" Township: 07N
 Occ Rank: Unknown Element: XXXX-XX-XX UTM: Zone-10 N4254659 E631177 Range: 04E
 Origin: Natural/Native occurrence Site: XXXX-XX-XX Precision: NON-SPECIFIC Section: XX Qtr XX
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 61.0 ac Elevation: 10 ft
 Main Source: HOLLAND, D. 1988 (PERS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: BEACH LAKE PRESERVE; APPROX. 1.5 MILES SOUTH OF FREEPORT.
 _____Comments_____

Distribution:
 Ecological:
 Threat:
 General: COLLECTED BY DFG, DATE AND NUMBER OF SPECIMENS UNKNOWN.
 Owner/Manager: SAC COUNTY, PVT

Occurrence No. 50 Map Index:32827 _____Dates Last Seen_____ Lat/Long: 38°23'27" / 121°27'04" Township: 06N
 Occ Rank: Unknown Element: XXXX-XX-XX UTM: Zone-10 N4250104 E635274 Range: 05E
 Origin: Natural/Native occurrence Site: XXXX-XX-XX Precision: SPECIFIC Section: 08 Qtr NE
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 5.2 ac Elevation: 20 ft
 Main Source: HOLLAND, D. 1988 (PERS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: NORTH OF FRANKLIN; DITCH EAST OF FRANKLIN BLVD X WESTERN PACIFIC RR.
 _____Comments_____

Distribution:
 Ecological:
 Threat:
 General: COLLECTED BY DFG, DATE AND NUMBER OF SPECIMENS UNKNOWN.
 Owner/Manager: UNKNOWN

Thamnophis gigas giant garter snake Element Code: ARADB36150	-----List Status-----	NDDB Element Ranks-----	-----Other Lists-----
	Federal: Threatened	Global: G2G3	CDFG Status:
	State: Threatened	State: S2S3	

-----Habitat Associations-----

General: PREFERS FRESHWATER MARSH AND LOW GRADIENT STREAMS. HAS ADAPTED TO DRAINAGE CANALS & IRRIGATION DITCHES.
 Micro: THIS IS THE MOST AQUATIC OF THE GARTER SNAKES IN CALIFORNIA.

Occurrence No. 13 Map Index:11466 ---Dates Last Seen--- Lat/Long: 38°24'45" / 121°23'40" Township: 07N
 Occ Rank: None Element: 1982-07-26 UTM: Zone-10 N4252598 E640178 Range: 05E
 Origin: Natural/Native occurrence Site: 1987-XX-XX Precision: NON-SPECIFIC Section: 35 Qtr S
 Presence: Extirpated Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 1 mile Elevation: 45 ft
 Main Source: HANSEN, G. 1982 (LIT)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: ELK GROVE CREEK, 0.4 MI W HWY 99 AND 0.5 MI N ELK GROVE BLVD, ELK GROVE.
 -----Comments-----
 Distribution:
 Ecological: THE MARSH AT THIS LOCATION WAS FILLED AND LEVELED FOR INDUSTRIAL PARK DEVELOPMENT AS OF MAY 1984.
 Threat:
 General: MAY 1929:ADULT COLLECTED 10 MILES S OF SACRAMENTO. 7/1/76: 1 SNAKE CAPTURED & RELEASED. 7/26/82: 2 JUVENILES CAPTURED (EXAMINED & RELEASED) WHILE BASKING ON MATS OF DRY CATTAILS NEAR SHORE. NO SNAKES OBS DURING 1986-87 STUDY BY G. HANSEN.
 Owner/Manager: PVT

Occurrence No. 14 Map Index:11413 ---Dates Last Seen--- Lat/Long: 38°26'13" / 121°25'19" Township: 07N
 Occ Rank: Unknown Element: 1976-08-03 UTM: Zone-10 N4255276 E637725 Range: 05E
 Origin: Natural/Native occurrence Site: 1987-XX-XX Precision: NON-SPECIFIC Section: 27 Qtr NW
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 1/5 mile Elevation: 20 ft
 Main Source: HANSEN, G. 1982 (LIT)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary: Lower Laguna Creek
 Location: LAGUNA MARSH, ALONG SHELDON RD, 0.3 MI W OF BRUCEVILLE RD, ELK GROVE.
 -----Comments-----
 Distribution:
 Ecological: MARSH AREA SURROUNDED BY CULTIVATED FIELDS AND HEAVILY GRAZED GRASSLANDS. GRAZED AREAS CHARACTERIZED BY COMPACTED SOIL, FEW RODENT BURROWS, & SPARSE VEGETATION, THEREBY PROVIDING LITTLE COVER FOR SNAKES DURING FLOODS.
 Threat: AGRICULTURE AND GRAZING.
 General: SNAKES OBSERVED PRIOR TO, BUT NOT DURING 1986-87 STUDY BY G. HANSEN.
 Owner/Manager: PVT

Occurrence No. 15 Map Index:11275 ---Dates Last Seen--- Lat/Long: 38°25'57" / 121°29'50" Township: 07N
 Occ Rank: Unknown Element: 1992-07-19 UTM: Zone-10 N4254659 E631177 Range: 04E
 Origin: Natural/Native occurrence Site: 1992-07-19 Precision: NON-SPECIFIC Section: XX Qtr XX
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 61.0 ac Elevation: 10 ft
 Main Source: HANSEN, G. 1980 (LIT)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: BEACH LAKE, APPROXIMATELY 1.5 MILES SOUTH OF FREEPORT.
 -----Comments-----
 Distribution: 1992 OBSERVATION MADE ALONG THE EASTERN FACE OF THE LEVEE BETWEEN MORRISON CREEK AND THE LAKE.
 Ecological: SHORE VEGETATION DOMINATED BY SCIRPUS ACUTA.
 Threat: SITE WAS SPRAYED BY HERBICIDES IN 1991.
 General: ONE ADULT OBSERVED EATING A BULLFROG. LEVEE SERVES AS ACCESS TO AGRICULTURAL FIELD (SITE OF PROPOSED CALTRANS MITIGATION BANK) TO EAST. LIGHT FISHING AND RECREATION USE FROM BEACH LAKE PROPERTIES (BLP) MEMBERS.
 Owner/Manager: SAC COUNTY, PVT

Thamnophis gigas (cont.) giant garter snake Element Code: ARADB36150	List Status	NDDB Element Ranks	Other Lists
	Federal: Threatened	Global: G2G3	CDFG Status:
	State: Threatened	State: S2S3	

Occurrence No. 84 Map Index:11449 —Dates Last Seen— Lat/Long: 38°25'52" / 121°24'16" Township: 07N
 Occ Rank: Fair Element: 1982-08-03 UTM: Zone-10 N4254648 E639268 Range: 05E
 Origin: Natural/Native occurrence Site: 1982-08-03 Precision: NON-SPECIFIC Section: 26 Qtr NW
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 1/5 mile Elevation: 20 ft
 Main Source: HANSEN, G. 1982 (LIT)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary: Lower Laguna Creek
 Location: LAGUNA CRK, 0.8 MI SE JCT OF BRUCEVILLE RD AND SHELDON RD, ELK GROVE.
 —Comments—
 Distribution:
 Ecological: ADULT SNAKE FOUND SWIMMING AMONG CATTAILS & TULE; AREA ALSO KNOWN AS "CONFLUENCE MARSH" (JCT OF LAGUNA CR & ELK GROVE CR). POTENTIAL PREY SPECIES INCLUDE CARP, BULLHEAD, MOSQUITOFISH, & BULLFROG.
 Threat: MARSH AREA SURROUNDED BY IRRIGATED PASTURE & GRAZED GRASSLAND.
 General: SNAKE OBSERVED PRIOR TO, BUT NOT DURING 1986-87 STUDY BY G. HANSEN.
 Owner/Manager: PVT

Occurrence No. 147 Map Index:37128 —Dates Last Seen— Lat/Long: 38°26'07" / 121°29'02" Township: 07N
 Occ Rank: Fair Element: 1965-XX-XX UTM: Zone-10 N4254997 E632320 Range: 04E
 Origin: Natural/Native occurrence Site: 1965-XX-XX Precision: NON-SPECIFIC Section: 25 Qtr XX
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 1/10 mile Elevation: 7 ft
 Main Source: HANSEN, G. 1965 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: SOUTH OF SOUTH BEACH LAKE AND WEST OF I-5, VICINITY OF LOWER MORRISON CREEK, SOUTH OF SACRAMENTO
 —Comments—
 Distribution: SNAKES WERE FOUND IN OLD "PIT" BLINDS AT A SMALL DUCK CLUB.
 Ecological: AT THE TIME OF THE ORIGINAL OBSERVATIONS (1955 AND 1965), THIS AREA CONSISTED OF FARMLAND (WHEAT, CORN) ADJACENT TO MORRISON CREEK RIPARIAN/FLOODPLAIN. SITE IS NOW MANAGED AS SANITATION DISTRICT BUFFER LANDS (MANAGED MARSH).
 Threat: POSSIBLE THREATS INCLUDE FLOODING, CONVERSION TO OTHER WETLAND TYPES, AND UPSTREAM URBANIZATION.
 General: 1 GGS OBSERVED IN 1955; 2 OBSERVED IN 1965. GGS IS PRESUMED TO BE EXTANT AT THIS SITE DUE TO THE PERSISTENCE OF SUITABLE WETLANDS AT THIS SITE AND OBSERVATIONS OF GGS FROM NEARBY UPSTREAM AND DOWNSTREAM LOCATIONS.
 Owner/Manager: SANITATION DIST

Northern Hardpan Vernal Pool		-----List Status-----	NDDB Element Ranks	-----Other Lists-----
Element Code: CTT44110CA		Federal: None	Global: G3	
		State: None	State: S3.1	

-----Habitat Associations-----

General: None for this Element
Micro: None for this Element

Occurrence No. 28 Map Index:11356 ---Dates Last Seen--- Lat/Long: 38°26'29" / 121°27'11" Township: 07N
 Occ Rank: Unknown Element: 1980-05-13 UTM: Zone-10 N4255716 E635006 Range: 05E
 Origin: Natural/Native occurrence Site: 1980-05-13 Precision: NON-SPECIFIC Section: 20 Qtr S
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 1/5 mile Elevation: 18 ft
 Main Source: GRIGGS, T. 1980 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary: Lower Laguna Creek
 Location: N OF SIMS RD, W OF FRANKLIN RD. (SACRAMENTO VIC).
 -----Comments-----
 Distribution: FRESHWATER MARSH AREAS PRESENT. APPROX 200 ACRES.
 Ecological: LOW FLOOD PLAIN POOLS. UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO.
 Threat:
 General:
 Owner/Manager: UNKNOWN

Occurrence No. 34 Map Index:11453 ---Dates Last Seen--- Lat/Long: 38°26'00" / 121°24'09" Township: 07N
 Occ Rank: Unknown Element: 1983-XX-XX UTM: Zone-10 N4254897 E639435 Range: 05E
 Origin: Natural/Native occurrence Site: 1983-XX-XX Precision: NON-SPECIFIC Section: 26 Qtr W
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 1/5 mile Elevation: 25 ft
 Main Source: GRIGGS, T. 1980 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary: Lower Laguna Creek
 Location: S OF SHELDON RD AND W OF HWY 99. (SACRAMENTO VIC).
 -----Comments-----
 Distribution: APPROX 200 ACRES.
 Ecological: LOW FLOODPLAIN POOLS W/ FRESHWATER MARSH AREAS. ON SAN JOAQUIN ASSOCIATION SOILS. UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO.
 Threat:
 General:
 Owner/Manager: UNKNOWN

Occurrence No. 52 Map Index:11322 ---Dates Last Seen--- Lat/Long: 38°22'51" / 121°27'55" Township: 06N
 Occ Rank: Unknown Element: 1980-05-13 UTM: Zone-10 N4248978 E634051 Range: 05E
 Origin: Natural/Native occurrence Site: 1980-05-13 Precision: NON-SPECIFIC Section: 07 Qtr SE
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 1 mile Elevation: 15 ft
 Main Source: GRIGGS, T. 1980 (OBS)
 Quad Summary: FLORIN (3812144/496B)*, BRUCEVILLE (3812134/496C)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: 10 MI S OF SACTO. FRANKLIN BLVD, NW OF FRANKLIN AREA INCLS 6 1/2 SECTS.
 -----Comments-----
 Distribution:
 Ecological: LARGE, SHALLOW, FLOODPLAIN VERNAL POOLS. UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO.
 Threat: HEAVY CATTLE USE.
 General:
 Owner/Manager: UNKNOWN

Northern Hardpan Vernal Pool (cont.)			
Element Code: CTT44110CA	—List Status— Federal: None State: None	—NDDB Element Ranks— Global: G3 State: S3.1	—Other Lists—

Occurrence No. 93 Map Index:11328 —Dates Last Seen— Lat/Long: 38°24'57" / 121°27'49" Township: 07N
 Occ Rank: Unknown Element: 1983-XX-XX UTM: Zone-10 N4252865 E634132 Range: 05E
 Origin: Natural/Native occurrence Site: 1983-XX-XX Precision: NON-SPECIFIC Section: 31 Qtr XX
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 1 mile Elevation: 15 ft
 Main Source: HOLLAND, R. & V. DAINS 1986 (MAP)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: ELLIOT RANCH ROAD, WEST OF FRANKLIN BLVD.
 —Comments—
 Distribution: SPARSELY DISTRIBUTED.
 Ecological: ON SAN JOAQUIN-ALAMO ASSOC SOILS. UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO
 Threat:
 General:
 Owner/Manager: UNKNOWN

Occurrence No. 94 Map Index:11340 —Dates Last Seen— Lat/Long: 38°21'43" / 121°27'28" Township: 06N
 Occ Rank: Unknown Element: 1983-XX-XX UTM: Zone-10 N4246884 E634731 Range: 05E
 Origin: Natural/Native occurrence Site: 1983-XX-XX Precision: NON-SPECIFIC Section: 20 Qtr XX
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 1 mile Elevation: 15 ft
 Main Source: HOLLAND, R. & V. DAINS 1986 (MAP)
 Quad Summary: BRUCEVILLE (3812134/496C)*, FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: WEST OF FRANKLIN BLVD ABOUT 1.3 MI S OF FRANKLIN.
 —Comments—
 Distribution: SPARSE DISTRIBUTION.
 Ecological: ON SAN JOAQUIN-ALAMO ASSOC SOILS. UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO
 Threat:
 General:
 Owner/Manager: UNKNOWN

Occurrence No. 97 Map Index:11412 —Dates Last Seen— Lat/Long: 38°26'23" / 121°25'23" Township: 07N
 Occ Rank: Unknown Element: 1983-XX-XX UTM: Zone-10 N4255575 E637628 Range: 05E
 Origin: Natural/Native occurrence Site: 1983-XX-XX Precision: NON-SPECIFIC Section: 22 Qtr SW
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 1 mile Elevation: 20 ft
 Main Source: HOLLAND, R. & V. DAINS 1986 (MAP)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary: Lower Laguna Creek
 Location: JUST N OF SHELDON RD, W OF BRUCEVILLE RD. S OF COSUMNES RIV COLLEGE.
 —Comments—
 Distribution: SPARSE VERNAL POOLS AS SEEN IN 1983 AERIAL PHOTOS.
 Ecological: ON SAN JOAQUIN ASSOCIATION SOILS. UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO.
 Threat:
 General:
 Owner/Manager: UNKNOWN

Branchinecta lynchi vernal pool fairy shrimp Element Code: ICBRA03030	List Status	NDDB Element Ranks	Other Lists
	Federal: Threatened	Global: G2G3	CDFG Status:
	State: None	State: S2S3	

Habitat Associations
 General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.
 Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 123 Map Index: 24533 Dates Last Seen Lat/Long: 38°26'56" / 121°27'29" Township: 07N
 Occ Rank: Poor Element: 1993-02-23 UTM: Zone-10 N4256545 E634544 Range: 05E
 Origin: Natural/Native occurrence Site: 1993-02-23 Precision: SPECIFIC Section: 20 Qtr NW
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 2.4 ac Elevation: 15 ft
 Main Source: LEACH, S. 1993 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: E OF SACRAMENTO REGIONAL WASTEWATER TREATMENT PLANT; ON WEST SIDE OF WP RR TRACKS; 1.2 KM N OF RR CROSSING ON SIMS ROAD.

Comments
 Distribution:
 Ecological: HABITAT CONSISTS OF WATER FILLED DEPRESSIONS WITH RR ROW; SLIGHTLY TURBID WATER; DOMINANT PLANTS: JUNCUS BUFONIUS, PLAGIOBOTHRYIS STIPITATUS VAR. MICRANTHUS, GRATIOLA EBRACTEATA, LYTHRUM HYSSOPIFOLIA.
 Threat: VEHICLE ENCROACHMENT DURING RR MAINTENANCE AND OTHER FACILITY ACTIVITIES.
 General: BRANCHINECTA LYCHI OBSERVED AT THIS SITE IN THE PAST, NUMBERS UNKNOWN.
 Owner/Manager: PVT-WESTERN PACIFIC RR

Occurrence No. 138 Map Index: 34812 Dates Last Seen Lat/Long: 38°23'44" / 121°27'55" Township: 06N
 Occ Rank: Unknown Element: 1997-01-14 UTM: Zone-10 N4250604 E634031 Range: 05E
 Origin: Natural/Native occurrence Site: 1997-01-14 Precision: SPECIFIC Section: XX Qtr XX
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 570.1 ac Elevation: 15 ft
 Main Source: SUGNET & ASSOC. 1996 (LIT)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: 2.1 KM NNW OF FRANKLIN; WEST OF WESTERN PACIFIC RR, EAST OF I-5 AND SOUTH OF ELK GROVE BLVD.

Comments
 Distribution: ELLIOT RANCH & ELK GROVE BLVD EXTENSION/I-5 INTERCHANGE MITIGATION SITES. 1995: 23 WETLANDS SURVEYED. 1996: 74 WETLANDS SURVEYED. LINDERIELLA OCCIDENTALIS &/OR MIDVALLEY SHRIMP (BRANCHINECTA SP) ALSO PRESENT. 1997: 52 WETLANDS SAMPLED.
 Ecological: NATURAL AND CONSTRUCTED HARDPAN VERNAL POOLS IN NON-NATIVE ANNUAL GRASSLAND. WETLAND COMPENSATION/MITIGATION PRESERVE.
 Threat:
 General: 1995: 50+ ADULTS OBS IN 3 POOLS (VP101, VP221 & VPG2), 3 COLLECTED & DEPOSITED IN CAS. 1996: 50+ ADULTS OBS IN 27 POOLS. 1997: OBS IN 43 OF 52 SAMPLED WETLANDS.
 Owner/Manager: PVT-GRUPE DEVELOPMENT CO

Occurrence No. 161 Map Index: 33682 Dates Last Seen Lat/Long: 38°25'24" / 121°27'13" Township: 07N
 Occ Rank: Unknown Element: 1993-02-04 UTM: Zone-10 N4253720 E634993 Range: 05E
 Origin: Natural/Native occurrence Site: 1993-02-04 Precision: NON-SPECIFIC Section: XX Qtr XX
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 1,276.7 ac Elevation: 20 ft
 Main Source: SUGNET & ASSOC. 1993 (PERS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: SOUTH OF SIMS ROAD AND NORTH OF ELK GROVE BLVD. SOUTH OF SACRAMENTO.

Comments
 Distribution: POOLS LOCATED SOMEWHERE IN SECTIONS 29 & 32.
 Ecological: NATURAL VERNAL POOLS.
 Threat:
 General: B. LYNCHI FOUND IN 1 OF 4 FEATURES INSPECTED IN SECTION 32 AND IN THE 1 FEATURE INSPECTED IN SECTION 29. LEPIDURUS PACKARDI ALSO FOUND. SUGNET RECORD #'S 56 & 57.
 Owner/Manager: UNKNOWN

<i>Branchinecta lynchi</i> (cont.) vernal pool fairy shrimp Element Code: ICBRA03030	—List Status—	NDDB Element Ranks	—Other Lists—
	Federal: Threatened	Global: G2G3	CDFG Status:
	State: None	State: S2S3	

Occurrence No. 166 Map Index: 33692 —Dates Last Seen— Lat/Long: 38°30'38" / 121°23'56" Township: 08N
 Occ Rank: Unknown Element: 1992-04-03 UTM: Zone-10 N4263475 E639610 Range: 05E
 Origin: Natural/Native occurrence Site: 1992-04-03 Precision: SPECIFIC Section: 35 Qtr XX
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 1,513.2 ac Elevation: 35 ft
 Main Source: SUGNET & ASSOC. 1993 (PERS)
 Quad Summary: SACRAMENTO EAST (3812154/512C)*, FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: SOUTH OF FRUITRIDGE RD, NORTH OF FLORIN RD, EAST OF POWER INN RD, & WEST OF FLORIN PERKINS RD.
 —Comments—
 Distribution: ROADSIDE DITCHES LOCATED SOMEWHERE IN SECTIONS 26 AND 35.
 Ecological: MOST OF SECTION 26 IS URBANIZED.
 Threat:
 General: A MANMADE ROADSIDE DITCH IN SECTION 35 CONTAINED B. LYNCHI AND LEPIDURUS PACKARDI.
 Owner/Manager: UNKNOWN

Occurrence No. 187 Map Index: 36815 —Dates Last Seen— Lat/Long: 38°24'45" / 121°28'21" Township: 07N
 Occ Rank: Unknown Element: 1991-03-13 UTM: Zone-10 N4252481 E633366 Range: 05E
 Origin: Natural/Native occurrence Site: 1991-03-13 Precision: NON-SPECIFIC Section: 31 Qtr S
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 291.1 ac Elevation: 10 ft
 Main Source: BELK, D. 1994 (PERS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: SOUTH OF ELLIOTT RANCH ROAD, JUST EAST OF I-5, 4 MILES SOUTH OF SACRAMENTO.
 —Comments—
 Distribution: THREE COLLECTIONS MADE IN THE SW QUARTER AND ONE COLLECTION MADE IN THE SE QUATER OF SECTION 31.
 Ecological:
 Threat:
 General: AN UNKNOWN NUMBER WERE COLLECTED BY DAVID MUTH; SENT TO DENTON BELK FOR IDENTIFICATION (DB#1019, 1021, 1022, 1024).
 Owner/Manager: UNKNOWN

Occurrence No. 312 Map Index: 46122 —Dates Last Seen— Lat/Long: 38°26'08" / 121°23'11" Township: 07N
 Occ Rank: Unknown Element: 2001-03-11 UTM: Zone-10 N4255176 E640820 Range: 05E
 Origin: Natural/Native occurrence Site: 2001-03-11 Precision: SPECIFIC Section: 25 Qtr NW
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 80 meters Elevation: 30 ft
 Main Source: RAMONES, S. 2001 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: NNW ELK GROVE. 0.75 MILES EAST INTERSECT OF STATE RTE 99 & SHELDON RD; APPROX 1.5 MILES SOUTH ALONG UNIMPROVED RD .
 —Comments—
 Distribution: EAST SIDE OF ROAD, VERNAL POOL 10.
 Ecological: HABITAT CONSISTS OF DISKED FIELDS INTERSPERSED WITH VERNAL POOLS AND SEASONAL WETLANDS. PLANT SPECIES INCLUDE: WILD OATS, RIPGUT BROME, SOFT BROME AND VETCH. CARTER'S BUTTERCUP, WINGED WATER-STARWORT, SLENDER POPCORN FLOWER OBS IN POOLS.
 Threat: THREATENED BY DEVELOPMENT (SHELDON ESTATES PROJECT).
 General: LESS THAN 100 INDIVIDUALS OBSERVED.
 Owner/Manager: PVT

<i>Branchinecta mesoallensis</i> midvalley fairy shrimp Element Code: ICBRA03150	-----List Status-----	-----NDDB Element Ranks-----	-----Other Lists-----
	Federal: Species of Concern	Global: G2	CDFG Status:
	State: None	State: S2	

-----Habitat Associations-----
 General: VERNAL POOLS IN THE CENTRAL VALLEY
 Micro: None for this Element

Occurrence No. 18 Map Index:46082 ---Dates Last Seen--- Lat/Long: 38°25'52" / 121°23'12" Township: 07N
 Occ Rank: Unknown Element: 2001-03-11 UTM: Zone-10 N4254683 E640807 Range: 05E
 Origin: Natural/Native occurrence Site: 2001-03-11 Precision: NON-SPECIFIC Section: 25 Qtr XX
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 1/10 mile Elevation: 30 ft
 Main Source: RAMONES, S. 2001 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: BETWEEN LAGUNA CREEK AND SHELDON ROAD, 0.6 MILES EAST OF HIGHWAY 99
 -----Comments-----
 Distribution: VERNAL POOL 5
 Ecological: HABITAT CONSISTS OF DISKED FIELDS INTERSPERSED WITH VERNAL POOLS AND SEASONAL WETLANDS. PLANT SPECIES
 INCLUDE: WILD OATS, RIPGUT BROME, SOFT BROME AND VETCH. CARTER'S BUTTERCUP, WINGED WATER-STARWORT, SLENDER
 POPCORN FLOWER OBS IN POOLS.
 Threat: THREATENED BY DEVELOPMENT
 General: >100 INDIVIDUALS FOUND IN VERNAL POOL #5 ON 11 MAR 2001.
 Owner/Manager: PVT

Occurrence No. 26 Map Index:48247 ---Dates Last Seen--- Lat/Long: 38°23'01" / 121°28'31" Township: 06N
 Occ Rank: Unknown Element: 1991-03-13 UTM: Zone-10 N4249282 E633156 Range: 05E
 Origin: Natural/Native occurrence Site: 1991-03-13 Precision: NON-SPECIFIC Section: 07 Qtr SW
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 2/5 mile Elevation: 10 ft
 Main Source: BELK, D. & M. FUGATE 2000 (LIT)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: POOL BESIDE I-5. 1.25 MILES WNW OF FRANKLIN.
 -----Comments-----
 Distribution:
 Ecological: VERNAL POOL.
 Threat:
 General: DENTON BELK COLLECTION #1018 COLLECTED 13 MAR 1991 BY DAVID MUTH.
 Owner/Manager: UNKNOWN

Occurrence No. 27 Map Index:48248 ---Dates Last Seen--- Lat/Long: 38°24'44" / 121°28'35" Township: 07N
 Occ Rank: Unknown Element: 1991-03-13 UTM: Zone-10 N4252454 E633002 Range: 05E
 Origin: Natural/Native occurrence Site: 1991-03-13 Precision: NON-SPECIFIC Section: 31 Qtr SW
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 152.7 ac Elevation: 10 ft
 Main Source: BELK, D. & M. FUGATE 2000 (LIT)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: SOUTH OF ELLIOT RANCH ROAD & EAST OF I-5, 4 MILES SOUTH OF SACRAMENTO.
 -----Comments-----
 Distribution:
 Ecological: VERNAL POOL.
 Threat:
 General: DENTON BELK COLLECTION #1021 COLLECTED 13 MAR 1991 BY DAVID MUTH.
 Owner/Manager: UNKNOWN

California Department of Fish and Game
Natural Diversity Data Base

Full Condensed Report - Multiple Records per Page

<i>Branchinecta mesovallensis</i> (cont.) midvalley fairy shrimp Element Code: ICBRA03150	-----List Status-----	-----NDDB Element Ranks-----	-----Other Lists-----
	Federal: Species of Concern	Global: G2	CDFG Status:
	State: None	State: S2	

Occurrence No. 39 Map Index:48347 ---Dates Last Seen--- Lat/Long: 38°24'34" / 121°26'42" Township: 07N
Occ Rank: Unknown Element: XXXX-XX-XX UTM: Zone-10 N4252183 E635747 Range: 05E
Origin: Natural/Native occurrence Site: XXXX-XX-XX Precision: NON-SPECIFIC Section: 32 Qtr SE
Presence: Presumed Extant Symbol Type: POINT Meridian: M
Trend: Unknown Radius: 1/10 mile Elevation: 20 ft
Main Source: ROGERS, D. 2001 (MAP)
Quad Summary: FLORIN (3812144/496B)
County Summary: SACRAMENTO
SNA Summary:
Location: 4.5 MILES WEST OF ELK GROVE; 200FT NORTH OF ELK GROVE BLVD, 0.2 MILE EAST OF FRANKLIN BLVD.
-----Comments-----
Distribution:
Ecological:
Threat:
General: UNKNOWN NUMBER OF INDIVIDUALS OBSERVED/COLLECTED AT SITE #004. DATE OF COLLECTION UNKNOWN. LOCATION INFORMATION OBTAINED FROM VARIOUS SOURCES.
Owner/Manager: UNKNOWN

Occurrence No. 40 Map Index:48348 ---Dates Last Seen--- Lat/Long: 38°24'33" / 121°27'25" Township: 07N
Occ Rank: Unknown Element: XXXX-XX-XX UTM: Zone-10 N4252163 E634708 Range: 05E
Origin: Natural/Native occurrence Site: XXXX-XX-XX Precision: NON-SPECIFIC Section: 32 Qtr SW
Presence: Presumed Extant Symbol Type: POINT Meridian: M
Trend: Unknown Radius: 1/10 mile Elevation: 20 ft
Main Source: ROGERS, D. 2001 (MAP)
Quad Summary: FLORIN (3812144/496B)
County Summary: SACRAMENTO
SNA Summary:
Location: 5.2 MILES WEST OF ELK GROVE; 200 FT NORTH OF ELK GROVE BLVD, 0.45 MILE WEST OF FRANKLIN BLVD.
-----Comments-----
Distribution:
Ecological:
Threat:
General: UNKNOWN NUMBER OF INDIVIDUALS OBSERVED/COLLECTED AT SITE #015. DATE OF COLLECTION UNKNOWN. LOCATION INFORMATION OBTAINED FROM VARIOUS SOURCES.
Owner/Manager: UNKNOWN

Occurrence No. 41 Map Index:48349 ---Dates Last Seen--- Lat/Long: 38°25'27" / 121°26'42" Township: 07N
Occ Rank: Unknown Element: XXXX-XX-XX UTM: Zone-10 N4253832 E635725 Range: 05E
Origin: Natural/Native occurrence Site: XXXX-XX-XX Precision: NON-SPECIFIC Section: 29 Qtr SE
Presence: Presumed Extant Symbol Type: POINT Meridian: M
Trend: Unknown Radius: 1/10 mile Elevation: 20 ft
Main Source: ROGERS, D. 2001 (MAP)
Quad Summary: FLORIN (3812144/496B)
County Summary: SACRAMENTO
SNA Summary:
Location: 4.5 MILES WEST OF ELK GROVE; 1.1 MILES NORTH OF ELK GROVE BLVD ALONG FRANKLIN BLVD AND 400 FT TO THE EAST.
-----Comments-----
Distribution:
Ecological:
Threat:
General: UNKNOWN NUMBER OF INDIVIDUALS OBSERVED/COLLECTED AT SITE #005. DATE OF COLLECTION UNKNOWN. LOCATION INFORMATION OBTAINED FROM VARIOUS SOURCES.
Owner/Manager: UNKNOWN

<i>Lindieriella occidentalis</i> California lindieriella Element Code: ICBRA06010	List Status: _____	NDDB Element Ranks: _____	Other Lists: _____
	Federal: Species of Concern	Global: G2G3	CDFG Status: _____
	State: None	State: S2S3	

Habitat Associations
 General: SEASONAL POOLS IN UNFLOWED GRASSLANDS WITH OLD ALLUVIAL SOILS UNDERLAIN BY HARDPAN OR IN SANDSTONE DEPRESSIONS.
 Micro: WATER IN THE POOLS HAS VERY LOW ALKALINITY, CONDUCTIVITY, AND TDS.

Occurrence No. 27 Map Index: 24533 Dates Last Seen: _____ Lat/Long: 38°26'56" / 121°27'29" Township: 07N
 Occ Rank: Poor Element: 1993-02-23 UTM: Zone-10 N4256545 E634544 Range: 05E
 Origin: Natural/Native occurrence Site: 1993-02-23 Precision: SPECIFIC Section: 20 Qtr NW
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 2.4 ac Elevation: 15 ft
 Main Source: LEACH, S. 1993 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: E OF SACRAMENTO REGIONAL WASTEWATER TREATMENT PLANT, ON BOTH SIDES OF WP RR TRACKS; 1.2 KM N OF RR CROSSING ON SIMS ROAD

Comments
 Distribution: FOUND ALONG THE WEST AND EAST SIDES OF THE WESTERN PACIFIC RR TRACKS.
 Ecological: HABITAT CONSISTS OF WATER-FILLED DEPRESSIONS WITHIN RR ROW; SLIGHTLY TURBID WATER; DOMINANT PLANTS: JUNCUS BUFONIUS, PLAGIOBOTHRYUS STIPITATUS VAR. MICRANTHUS, GRATIOLA EBRACTEATA, LYTHRUM HYSSOPIFOLIA.
 Threat: MOSQUITO ABATEMENT/VEGETATION CONTROL ACTIVITIES; VEHICLE ENCROACHMENT FOR RR MAINTENANCE; WATER TREATMENT ACTIVITIES.
 General: 3/23/93->1000 ADULTS OBSERVED; 1 COLLECTED BY LEACH FOR PERSONAL COLLECTION; 3/11/93-MANY OBSERVED BY YORK & SAZAKI. BRANCHINECTA LYNCHI OBSERVED IN PAST. 4/2/1992-KOFORD OBSERVED LINDERIELLA AND TADPOLE SHRIMP.
 Owner/Manager: PVT-WESTERN PACIFIC RR

Occurrence No. 127 Map Index: 34794 Dates Last Seen: _____ Lat/Long: 38°29'45" / 121°28'11" Township: 08N
 Occ Rank: Unknown Element: 1992-04-02 UTM: Zone-10 N4261743 E633446 Range: 05E
 Origin: Natural/Native occurrence Site: 1992-04-02 Precision: SPECIFIC Section: 31 Qtr SE
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 80 meters Elevation: 15 ft
 Main Source: KOFORD, E. 1992 (PERS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: CORNER OF FLORIN ROAD AND UNION PACIFIC (WESTERN PACIFIC) RR, WEST OF HWY 99.

Comments
 Distribution:
 Ecological:
 Threat:
 General: LINDERIELLA OBSERVED BY KOFORD DURING SURVEY IN SPRING OF 1992; LEPIDURUS PACKARDI ALSO PRESENT.
 Owner/Manager: PVT-UNION PACIFIC RR

Occurrence No. 140 Map Index: 34812 Dates Last Seen: _____ Lat/Long: 38°23'44" / 121°27'55" Township: 06N
 Occ Rank: Unknown Element: 1997-01-14 UTM: Zone-10 N4250604 E634031 Range: 05E
 Origin: Natural/Native occurrence Site: 1997-01-14 Precision: SPECIFIC Section: XX Qtr XX
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 570.1 ac Elevation: 15 ft
 Main Source: SUGNET & ASSOC. 1996 (LIT)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: 2.1 KM NNW OF FRANKLIN; WEST OF WESTERN PACIFIC RR, EAST OF I-5, SOUTH OF ELK GROVE BLVD.

Comments
 Distribution: ELLIOT RANCH & ELK GROVE BLVD EXTENSION/I-5 INTERCHANGE MITIGATION SITES. 1995: 23 WETLANDS SAMPLED. 1996: 74 WETLANDS SAMPLED. LINDERIELLA NOT DISTINGUISHED FROM MIDVALLEY FAIRY SHRIMP IN 1995 & 1996 REPORTS. 1997: 52 WETLANDS SAMPLED.
 Ecological: NATURAL & CONSTRUCTED HARDPAN VERNAL POOLS, SEASONAL MARSHES & WETLANDS WITHIN NON-NATIVE ANNUAL GRASSLAND. WETLAND COMPENSATION/MITIGATION PRESERVE.
 Threat:
 General: LINDERIELLA OCCIDENTALIS &/OR MIDVALLEY FAIRY SHRIMP (BRANCHINECTA SP) OBS WITH POPS OF 50+ ADULTS IN 12 POOLS (1995 SUREVEY) & 43 POOLS (1996 SURVEY). 1997: LINDERIELLA OBS IN 16 POOLS & MID-VALLEY FAIRY SHRIMP OBS IN 3 POOLS.
 Owner/Manager: PVT-GRUPE DEVELOPMENT CO

Linderiella occidentalis (cont.) California linderiella Element Code: ICBRA06010	-----List Status-----	-----NDDB Element Ranks-----	-----Other Lists-----
	Federal: Species of Concern	Global: G2G3	CDFG Status:
	State: None	State: S2S3	

Occurrence No. 178 Map Index:42552 ---Dates Last Seen--- Lat/Long: 38°26'10" / 121°23'53" Township: 07N
 Occ Rank: Unknown Element: 1998-10-15 UTM: Zone-10 N4255226 E639814 Range: 05E
 Origin: Natural/Native occurrence Site: 1998-10-15 Precision: SPECIFIC Section: 26 Qtr NW
 Presence: Presumed Extant Symbol Type: POLYGON Area: 8.2 ac Meridian: M
 Trend: Unknown Elevation: 30 ft
 Main Source: HELM, B. 1998 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: EAST SIDE OF HIGHWAY 99, BETWEEN WHITEHOUSE CREEK AND SHELDON ROAD, SOUTH OF SACRAMENTO.
 -----Comments-----
 Distribution:
 Ecological:
 Threat:
 General: OBSERVED DURING DRY-SEASON SAMPLING OF SEASONAL WETLANDS ON 15 OCT 1998.
 Owner/Manager: PVT

Occurrence No. 179 Map Index:37071 ---Dates Last Seen--- Lat/Long: 38°27'22" / 121°24'43" Township: 07N
 Occ Rank: Unknown Element: 1998-04-XX UTM: Zone-10 N4257424 E638543 Range: 05E
 Origin: Natural/Native occurrence Site: 1998-04-XX Precision: NON-SPECIFIC Section: 15 Qtr XX
 Presence: Presumed Extant Symbol Type: POLYGON Area: 161.6 ac Meridian: M
 Trend: Unknown Elevation: 25 ft
 Main Source: HELM, B. 1998 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: INTERSECTION OF COSUMNES RIVER COLLEGE BOULEVARD AND HIGHWAY 99, SOUTH OF SACRAMENTO.
 -----Comments-----
 Distribution:
 Ecological: HABITAT CONSISTS OF BOTH NATURAL AND MAN-MADE VERNAL POOLS.
 Threat:
 General: DRY/WET SEASON SAMPLING CONDUCTED JAN-APR 1998 OF A CREATED VERNAL POOL AND A CONTROL SITE; UNKNOWN NUMBER OF INDIVIDUALS FOUND.
 Owner/Manager: UNKNOWN

<i>Lepidurus packardii</i> vernal pool tadpole shrimp Element Code: ICBRA10010	-----List Status----- Federal: Endangered State: None	-----NDDB Element Ranks----- Global: G2G3 State: S2S3	-----Other Lists----- CDFG Status:
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-----Habitat Associations-----

General: INHABITS VERNAL POOLS AND SWALES IN THE SACRAMENTO VALLEY CONTAINING CLEAR TO HIGHLY TURBID WATER.
Micro: POOLS COMMONLY FOUND IN GRASS BOTTOMED SWALES OF UNPLOWED GRASSLANDS. SOME POOLS ARE MUD-BOTTOMED & HIGHLY TURBID.

Occurrence No. 32 Map Index: 24533 ---Dates Last Seen--- Lat/Long: 38°26'56" / 121°27'29" Township: 07N
 Occ Rank: Poor Element: 1993-02-23 UTM: Zone-10 N4256545 E634544 Range: 05E
 Origin: Natural/Native occurrence Site: 1993-02-23 Precision: SPECIFIC Section: 20 Qtr NW
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 2.4 ac Elevation: 15 ft
 Main Source: LEACH, S. 1993 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: E OF SACRAMENTO REGIONAL WASTEWATER TREATMENT PLANT; ON WEST SIDE OF WP RR TRACKS; 1.2 KM N OF RR CROSSING ON SIMS ROAD

-----Comments-----

Distribution:
 Ecological: HABITAT CONSISTS OF WATER FILLED DEPRESSIONS WITHIN RR ROW; SLIGHTLY TURBID WATER; DOMINANT PLANTS: JUNCUS BUFONIUS, PLAGIOBOTHRYIS STIPITATUS VAR. MICRANTHUS, GRATIOLA EBRACTEATA, LYTHRUM HYSSOPIFOLIA.
 Threat: VEHICLE ENCROACHMENT DURING RAILROAD MAINTENANCE AND OTHER FACILITY ACTIVITIES.
 General: >100 ADULTS OBSERVED BREEDING AND FORAGING; 1 COLLECTED FOR PERSONAL COLLECTION; BRANCHINECTA LYNCHI HAS BEEN OBSERVED AT THIS SITE IN PAST. 4/2/1992-KOFORD OBSERVED TADPOLE SHRIMP AND LINDERIELLA AT SITE.
 Owner/Manager: PVT-WESTERN PACIFIC RR

Occurrence No. 68 Map Index: 34794 ---Dates Last Seen--- Lat/Long: 38°29'45" / 121°28'11" Township: 08N
 Occ Rank: Unknown Element: 1992-04-02 UTM: Zone-10 N4261743 E633446 Range: 05E
 Origin: Natural/Native occurrence Site: 1992-04-02 Precision: SPECIFIC Section: 31 Qtr SE
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 80 meters Elevation: 15 ft
 Main Source: KOFORD, E. 1992 (PERS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: CORNER OF FLORIN ROAD AND UNION PACIFIC (WESTERN PACIFIC) RR, WEST OF HWY 99.

-----Comments-----

Distribution:
 Ecological:
 Threat:
 General: TADPOLE SHRIMP OBSERVED BY KOFORD DURING SURVEY IN SPRING OF 1992; LINDERIELLA ALSO PRESENT.
 Owner/Manager: PVT-UNION PACIFIC RR

Occurrence No. 69 Map Index: 34795 ---Dates Last Seen--- Lat/Long: 38°29'46" / 121°23'44" Township: 08N
 Occ Rank: Unknown Element: 1992-04-02 UTM: Zone-10 N4261860 E639918 Range: 05E
 Origin: Natural/Native occurrence Site: 1992-04-02 Precision: SPECIFIC Section: 35 Qtr SE
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 80 meters Elevation: 35 ft
 Main Source: KOFORD, E. 1992 (PERS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: CORNER OF FLORIN ROAD AND SOUTHERN PACIFIC TRACTION RR, IN FLORIN.

-----Comments-----

Distribution:
 Ecological: RAILROAD DITCH.
 Threat:
 General: TADPOLE SHRIMP OBSERVED BY KOFORD DURING SURVEY IN SPRING OF 1992.
 Owner/Manager: PVT-SOUTHERN PACIFIC RR

<i>Lepidurus packardi</i> (cont.) vernal pool tadpole shrimp Element Code: ICBRA10010	-----List Status-----	-----NDDB Element Ranks-----	-----Other Lists-----
	Federal: Endangered	Global: G2G3	CDFG Status:
	State: None	State: S2S3	

Occurrence No. 70 Map Index:34796 ---Dates Last Seen--- Lat/Long: 38°28'54" / 121°27'55" Township: 07N
 Occ Rank: Unknown Element: 1992-04-02 UTM: Zone-10 N4260155 E633859 Range: 05E
 Origin: Natural/Native occurrence Site: 1992-04-02 Precision: SPECIFIC Section: 06 Qtr SE
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 80 meters Elevation: 21 ft
 Main Source: KOFORD, E. 1992 (PERS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: ALONG UNION PACIFIC RR AND MEADOWVIEW ROAD, WEST OF HWY 99.
 -----Comments-----
 Distribution:
 Ecological: TURBID POOL.
 Threat:
 General: KOFORD OBSERVED TADPOLE SHRIMP DURING SURVEY IN SPRING OF 1992.
 Owner/Manager: PVT-UNION PACIFIC RR

Occurrence No. 76 Map Index:34812 ---Dates Last Seen--- Lat/Long: 38°23'44" / 121°27'55" Township: 06N
 Occ Rank: Unknown Element: 1997-03-06 UTM: Zone-10 N4250604 E634031 Range: 05E
 Origin: Natural/Native occurrence Site: 1997-03-06 Precision: SPECIFIC Section: XX Qtr XX
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 570.1 ac Elevation: 15 ft
 Main Source: SUGNET & ASSOC. 1996 (LIT)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: 2.1 KM NNW OF FRANKLIN; WEST OF WESTERN PACIFIC RR, EAST OF I-5 AND SOUTH OF ELK GROVE BLVD.
 -----Comments-----
 Distribution: ELLIOT RANCH & ELK GROVE BLVD EXTENSION/I-5 INTERCHANGE MITIGATION SITES. 1995: 23 WETLANDS SAMPLED. 1996: 74 WETLANDS SAMPLED. 1997: 52 WETLANDS SAMPLED. LINDERIELLA OCCIDENTALIS &/OR MIDVALLEY FAIRY SHRIMP (BRANCHINECTA SP) ALSO OBS.
 Ecological: NATURAL AND CONSTRUCTED HARDPAN VERNAL POOLS IN NON-NATIVE ANNUAL GRASSLAND. WETLAND COMPENSATION/MITIGATION PRESERVE.
 Threat:
 General: 3 OBS 1993. 1995: OBS 4 POOLS (VP-131,215, HV63 & VPG2); 3 DEPOSITED IN CAS. 1996: 50+ OBS IN 26 WATERBODIES (POOL #VP165 WITH <50). 1997: OBS IN 6 POOLS (SW-206,209,210,240,241,243,244,245) (VP-210,215,220,221,222,224,242,245)
 Owner/Manager: PVT-GRUPE DEVELOPMENT CO

Occurrence No. 87 Map Index:33682 ---Dates Last Seen--- Lat/Long: 38°25'24" / 121°27'13" Township: 07N
 Occ Rank: Unknown Element: 1993-03-12 UTM: Zone-10 N4253720 E634993 Range: 05E
 Origin: Natural/Native occurrence Site: 1993-03-12 Precision: NON-SPECIFIC Section: XX Qtr XX
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 1,276.7 ac Elevation: 20 ft
 Main Source: SUGNET & ASSOC. 1993 (PERS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: SOUTH OF SIMS ROAD AND NORTH OF ELK GROVE BLVD. SOUTH OF SACRAMENTO.
 -----Comments-----
 Distribution: VERNAL POOLS AND ROADSIDE DITCHES LOCATED SOMEWHERE IN SECTIONS 29 AND 32.
 Ecological: NATURAL VERNAL POOLS AND MANMADE ROADSIDE DITCHES.
 Threat:
 General: LEPIDURUS PACKARDI OBSERVED IN 1 OF 4 VERNAL POOL FEATURES INSPECTED IN SECTION 32 AND IN 1 ROADSIDE DITCH INSPECTED IN SECTION 29. SUGNET RECORD #'S 134 & 135.
 Owner/Manager: UNKNOWN

Lepidurus packardi (cont.) vernal pool tadpole shrimp Element Code: ICBRA10010	-----List Status-----	-----NDDB Element Ranks-----	-----Other Lists-----
	Federal: Endangered	Global: G2G3	CDFG Status:
	State: None	State: S2S3	

Occurrence No. 88 Map Index:33681 ---Dates Last Seen--- Lat/Long: 38°28'53" / 121°27'48" Township: 07N
 Occ Rank: Unknown Element: 1993-03-12 UTM: Zone-10 N4260145 E634045 Range: 05E
 Origin: Natural/Native occurrence Site: 1993-03-12 Precision: NON-SPECIFIC Section: XX Qtr XX
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 1,274.6 ac Elevation: 15 ft
 Main Source: SUGNET & ASSOC. 1993 (PERS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: SOUTH OF FLORIN ROAD & NORTH OF BEACON CREEK. ON THE SOUTHERN EDGE OF SACRAMENTO.
 -----Comments-----
 Distribution: MANMADE ROADSIDE DITCHES AND MANMADE VERNAL POOLS LOCATED SOMEWHERE IN SECTIONS 6 AND 8.
 Ecological: MOST OF THESE TWO SECTIONS ARE HEAVILY URBANIZED.
 Threat:
 General: LEPIDURUS PACKARDI OBSERVED IN SECTION 6 IN A MANMADE VERNAL POOL ON 3/3/93 & IN 1 OF 2 INSPECTED ROADSIDE DITCHES ON 3/12/93. ON 4/2/92 THEY WERE OBSERVED IN 2 OF 3 INSPECTED ROADSIDE DITCHES IN SECTION 8. SUGNET RECORD #'S 131, 132 & 133.
 Owner/Manager: UNKNOWN

Occurrence No. 89 Map Index:33683 ---Dates Last Seen--- Lat/Long: 38°29'20" / 121°23'56" Township: 07N
 Occ Rank: Unknown Element: 1992-04-02 UTM: Zone-10 N4261067 E639649 Range: 05E
 Origin: Natural/Native occurrence Site: 1992-04-02 Precision: NON-SPECIFIC Section: 02 Qtr XX
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 3/5 mile Elevation: 40 ft
 Main Source: SUGNET & ASSOC. 1993 (PERS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: SOUTH OF FLORIN RD, NORTH OF GERBER RD, EAST OF POWER INN RD, & WEST OF FRENCH RD. SOUTH OF FLORIN.
 -----Comments-----
 Distribution: MANMADE ROADSIDE DITCH SOMEWHERE IN SECTION 2.
 Ecological: MOST OF THIS SECTION IS URBANIZED.
 Threat:
 General: LEPIDURUS PACKARDI WAS OBSERVED IN A ROADSIDE DITCH. NO B. LYNCHI OBSERVED. SUGNET RECORD #130.
 Owner/Manager: UNKNOWN

Occurrence No. 92 Map Index:33691 ---Dates Last Seen--- Lat/Long: 38°30'11" / 121°28'22" Township: 08N
 Occ Rank: Unknown Element: 1992-04-02 UTM: Zone-10 N4262524 E633172 Range: 05E
 Origin: Natural/Native occurrence Site: 1992-04-02 Precision: NON-SPECIFIC Section: 31 Qtr XX
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 3/5 mile Elevation: 15 ft
 Main Source: SUGNET & ASSOC. 1993 (PERS)
 Quad Summary: SACRAMENTO EAST (3812154/512C)*, FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: SOUTH OF 47TH AVE, NORTH OF FLORIN RD, EAST OF WOODBINE AVE. ON SOUTHERN END OF SACRAMENTO.
 -----Comments-----
 Distribution: ROADSIDE DITCHES SOMEWHERE IN SECTION 31.
 Ecological: MOST OF THIS SECTION IS URBANIZED.
 Threat:
 General: LEPIDURUS PACKARDI WAS OBSERVED IN A ROADSIDE DITCH ON 4/2/92. SUGNET RECORD #144.
 Owner/Manager: UNKNOWN

<i>Lepidurus packardi</i> (cont.) vernal pool tadpole shrimp Element Code: ICBRA10010	-----List Status-----	-----NDDB Element Ranks-----	-----Other Lists-----
	Federal: Endangered	Global: G2G3	CDFG Status:
	State: None	State: S2S3	

Occurrence No. 93 Map Index:33692 ---Dates Last Seen--- Lat/Long: 38°30'38" / 121°23'56" Township: 08N
 Occ Rank: Unknown Element: 1992-04-03 UTM: Zone-10 N4263475 E639610 Range: 05E
 Origin: Natural/Native occurrence Site: 1992-04-03 Precision: SPECIFIC Section: 35 Qtr XX
 Presence: Presumed Extant Symbol Type: POLYGON Area: 1,513.2 ac Meridian: M
 Trend: Unknown Elevation: 35 ft
 Main Source: SUGNET & ASSOC. 1993 (PERS)
 Quad Summary: SACRAMENTO EAST (3812154/512C)*, FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: SOUTH OF FRUITRIDGE RD, NORTH OF FLORIN RD, EAST OF POWER INN RD, AND WEST OF FLORIN PERKINS RD.
 -----Comments-----
 Distribution: MANMADE ROADSIDE DITCHES LOCATED SOMEWHERE IN SECTIONS 26 AND 35.
 Ecological: MOST OF SECTION 26 IS URBANIZED.
 Threat:
 General: LEPIDURUS PACKARDI OBSERVED IN A ROADSIDE DITCH IN SECTION 26 AND A ROADSIDE DITCH IN SECTION 35. SUGNET
 RECORD #'S 143 & 145.
 Owner/Manager: UNKNOWN

Occurrence No. 114 Map Index:37071 ---Dates Last Seen--- Lat/Long: 38°27'22" / 121°24'43" Township: 07N
 Occ Rank: Unknown Element: 1998-04-XX UTM: Zone-10 N4257424 E638543 Range: 05E
 Origin: Natural/Native occurrence Site: 1998-04-XX Precision: NON-SPECIFIC Section: 15 Qtr XX
 Presence: Presumed Extant Symbol Type: POLYGON Area: 161.6 ac Meridian: M
 Trend: Unknown Elevation: 25 ft
 Main Source: JONES & STOKES ASSOC. 1996 (PERS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: INTERSECTION OF COSUMNES RIVER COLLEGE BOULEVARD AND HIGHWAY 99, SOUTH OF SACRAMENTO
 -----Comments-----
 Distribution: HABITAT CONSISTS OF BOTH NATURAL AND MAN-MADE VERNAL POOLS.
 Ecological:
 Threat:
 General: ONE POND SURVEYED; LEPIDURUS PACKARDI DETECTED ON 10 FEB 1993. DRY/WET SEASON SAMPLING CONDUCTED JAN-APR 1998
 OF A CREATED VERNAL POOL AND A CONTROL SITE; 4 INDIVIDUALS FOUND.
 Owner/Manager: UNKNOWN

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<i>Downingia pusilla</i> dwarf downingia Element Code: PDCAM060C0	-----List Status----- Federal: None State: None	NDDB Element Ranks Global: G3 State: S3.1	-----Other Lists----- CNPS List: 2 R-E-D Code: 1-2-1
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-----Habitat Associations-----

General: VALLEY AND FOOTHILL GRASSLAND (MESIC SITES), VERNAL POOLS.
Micro: VERNAL LAKE AND POOL MARGINS WITH A VARIETY OF ASSOCIATES. IN SEVERAL TYPES OF VERNAL POOLS. 1-485M.

Occurrence No. 56 Map Index: 26055 ---Dates Last Seen--- Lat/Long: 38°24'32" / 121°29'21" Township: 07N
Occ Rank: Good Element: 1990-04-16 UTM: Zone-10 N4252072 E631913 Range: 04E
Origin: Natural/Native occurrence Site: 1990-04-16 Precision: SPECIFIC Section: 36 Qtr SE
Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
Trend: Unknown Area: 9.7 ac Elevation: 10 ft
Main Source: RANLETT, TALBERT, AND VAN ESS 1990 (OBS)
Quad Summary: FLORIN (3812144/496B)
County Summary: SACRAMENTO
SNA Summary:
Location: WEST OF I-5 AT THE ELK GROVE BLVD INTERCHANGE, ELK GROVE.

-----Comments-----

Distribution: LOCATED AT TWO SITES IN THIS VICINITY; ONE IS ALONG EITHER SIDE OF CULVERT UNDER ELLIOT RANCH ROAD AND THE SECOND IS ABOUT 0.1 MILE WEST OF THE CULVERT.
Ecological: VERNAL POOL SURROUNDED BY ANNUAL GRASSLAND. ASSOCIATED WITH ALLOCARYA UNDULATA, A. STIPITATA MICRANTHA, PSILOCARPHUS BREVISSIMUS, ALOPECURUS SACCATUS, ERYNGIUM ARISTULATUM, AND LOLIUM MULTIFLORUM. SOILS ARE SAN JOAQUIN SILTY LOAM.
Threat: PAST ROAD CONSTRUCTION ACTIVITIES HAVE ALTERED SITE. INTERCHANGE IS TO AVOID THE SITE BUT MAY INFLUENCE HYDROLOGY.
General: HUNDREDS TO THOUSANDS OF PLANTS OBSERVED IN 1990. SITE INCLUDED WITHIN PROPOSED STONE LAKE WILDLIFE REFUGE AND IS PRESENTLY MANAGED BY SACRAMENTO COUNTY DEPARTMENT OF PARKS AND RECREATION.
Owner/Manager: SAC COUNTY-PARKS & REC

<i>Legenere limosa</i>	-----List Status-----	NDDB Element Ranks-----	-----Other Lists-----
legenere	Federal: Species of Concern	Global: G2	CNPS List: 1B
Element Code: PDCAM0C010	State: None	State: S2.2	R-E-D Code: 2-3-3

-----Habitat Associations-----

General: VERNAL POOLS. MANY HISTORICAL OCCURRENCES ARE EXTIRPATED.
Micro: IN BEDS OF VERNAL POOLS. 1-880M.

Occurrence No. 31 Map Index:26234 ---Dates Last Seen--- Lat/Long: 38°26'29" / 121°23'14" Township: 07N
 Occ Rank: Good Element: 1993-05-06 UTM: Zone-10 N4255820 E640755 Range: 05E
 Origin: Natural/Native occurrence Site: 1993-05-06 Precision: SPECIFIC Section: 24 Qtr SW
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 80 meters Elevation: 35 ft
 Main Source: PRESTON, R. 1993 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: NORTH OF SHELDON ROAD AND 0.7 MILE EAST OF HIGHWAY 99, ELK GROVE.
 -----Comments-----
 Distribution: MAPPED ABOUT 0.25 MILE NORTH OF SHELDON ROAD WITHIN THE SW 1/4 OF THE SW 1/4 OF SECTION 24.
 Ecological: DEEP NORTHERN CLAYPAN VERNAL POOLS ON GALT CLAY SOILS. POOLS DOMINATED BY ERYNGIUM CASTRENSE, DOWNINGIA BICORNUTA, AND LASTHENIA GLABERRIMA. OTHER ASSOCIATES INCLUDE ELEOCHARIS MACROSTACHYS AND PLAGIOBOTHRYIS STIPITATUS MICRANTHUS.
 Threat: PROPOSED HOUSING DEVELOPMENT, POOLS SCHEDULED TO BE FILLED.
 General: MORE THAN 2500 PLANTS OBSERVED IN 1993. POOLS IN FAIRLY GOOD SHAPE ALTHOUGH ADJACENT LAND HAD BEEN FARMED. POPULATION MAY BE SALVAGED IN CONJUNCTION WITH THE PROJECT VERNAL POOL MITIGATION PLAN.
 Owner/Manager: PVT

Occurrence No. 40 Map Index:29100 ---Dates Last Seen--- Lat/Long: 38°23'44" / 121°28'10" Township: 06N
 Occ Rank: Good Element: 1995-05-15 UTM: Zone-10 N4250607 E633660 Range: 05E
 Origin: Natural/Native occurrence Site: 1995-05-15 Precision: NON-SPECIFIC Section: 06 Qtr SE
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 1/5 mile Elevation: 13 ft
 Main Source: CURLETTE, J. 1995 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: ABOUT 1.5 MI E OF STONE LAKE, 1.4 MI SW OF JCT FRANKLIN BLVD AND ELK GROVE BLVD.
 -----Comments-----
 Distribution:
 Ecological: VERNAL POOLS WITH DOWNINGIA ORNATISSIMA, NAVARRETIA LEUCOCEPHALA, CASTILLEJA EXSERTA, AND LEPIDIUM LATIPES.
 Threat: LAND USED FOR CATTLE PRODUCTION; GRAZING THREATENS.
 General: AT LEAST 50 PLANTS IN 1995.
 Owner/Manager: UNKNOWN

Occurrence No. 41 Map Index:29099 ---Dates Last Seen--- Lat/Long: 38°26'21" / 121°27'01" Township: 07N
 Occ Rank: Good Element: 1995-05-20 UTM: Zone-10 N4255467 E635258 Range: 05E
 Origin: Natural/Native occurrence Site: 1995-05-20 Precision: NON-SPECIFIC Section: 20 Qtr SE
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 11.7 ac Elevation: 18 ft
 Main Source: CURLETTE, J. 1995 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: ALONG N SIDE OF SIMS ROAD, 0.15-0.4 MI E OF JCT WITH FRANKLIN BLVD.
 -----Comments-----
 Distribution: 300 FT N OF SIMS ROAD.
 Ecological: VERNAL POOL COMPLEX WITH LASTHENIA GLABERRIMA, RANUNCULUS BONARIENSIS, PLAGIOBOTHRYIS STIPITATUS, DOWNINGIA ORNATISSIMA, D. BICORNUTA AND LEPIDIUM LATIPES.
 Threat: TREE PLANTING/RESTORATION ADJACENT TO VERNAL POOLS.
 General: 300 PLANTS IN 1995. SACRAMENTO REGIONAL WASTEWATER TREATMENT PLANT LAND.
 Owner/Manager: SAC COUNTY

<i>Juglans hindsii</i> Northern California black walnut Element Code: PDJUG02040	-----List Status----- Federal: Species of Concern State: None	-----NDDB Element Ranks----- Global: G1 State: S1.1	-----Other Lists----- CNPS List: 1B R-E-D Code: 3-3-3
--	---	---	---

-----Habitat Associations-----

General: RIPARIAN FOREST, RIPARIAN WOODLAND. TWO EXTANT NATIVE STANDS REMAIN; WIDELY NATURALIZED.
Micro: DEEP ALLUVIAL SOIL ASSOCIATED WITH A CREEK OR STREAM. 0-395M.

Occurrence No. 3 Map Index: 17206 ---Dates Last Seen--- Lat/Long: 38°18'25" / 121°34'23" Township: 05N
Occ Rank: None Element: XXXX-XX-XX UTM: Zone-10 N4240614 E624755 Range: 04E
Origin: Natural/Native occurrence Site: 2002-10-XX Precision: NON-SPECIFIC Section: XX Qtr XX
Presence: Extirpated Symbol Type: POLYGON Meridian: M
Trend: Unknown Area: 5,630.6 ac Elevation: 0
Main Source: FULLER, T. 1978 (LIT)
Quad Summary: RIO VISTA (3812126/480B)*, ISLETON (3812125/480A), COURTLAND (3812135/497D), FLORIN (3812144/496B), CLARKSBURG (3812145/497A)
County Summary: SACRAMENTO, SOLANO, YOLO
SNA Summary:
Location: ALONG THE SACRAMENTO RIVER, BETWEEN FREEPORT AND RIO VISTA, MOSTLY AT WALNUT GROVE.
-----Comments-----
Distribution: TREES WERE ALONG BOTH SIDES OF RIVER.
Ecological: ON HIGH SPOTS ALONG THE BANK.
Threat: TREES NO LONGER REMAIN AT THIS SITE, THEY WERE CUT PRIOR TO 1949 ACCORDING TO SMITH, 1949.
General: SITE EXTIRPATED ACCORDING TO CALLIZO (2002).
Owner/Manager: UNKNOWN

<i>Sagittaria sanfordii</i> Sanford's arrowhead Element Code: PMALI040QO	-----List Status-----	NDDB Element Ranks-----	-----Other Lists-----
	Federal: Species of Concern	Global: G3	CNPS List: 1B
	State: None	State: S3.2	R-E-D Code: 2-2-3

-----Habitat Associations-----
 General: MARSHES AND SWAMPS.
 Micro: IN STANDING OR SLOW-MOVING FRESHWATER PONDS, MARSHES, AND DITCHES. 0-610M.

Occurrence No. 16 Map Index:24535 ---Dates Last Seen--- Lat/Long: 38°29'01" / 121°23'39"
 Occ Rank: Fair Element: 1993-XX-XX UTM: Zone-10 N4260500 E640060 Township: 07N
 Origin: Natural/Native occurrence Site: 1993-XX-XX Precision: SPECIFIC Range: 05E
 Presence: Presumed Extant Symbol Type: POLYGON Section: 02 Qtr SE
 Trend: Unknown Area: 33.9 ac Meridian: M
 Elevation: 40 ft
 Main Source: WITHAM, C. 1992 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: ELDER CREEK, FROM REESE RD EAST JUST PAST FRENCH RD, ELK GROVE.
 -----Comments-----
 Distribution:
 Ecological: GROWING IN FLOWING STREAM IN ASSOCIATION WITH LEPTOCHLOA FASCICULARIS, ECHINOCHLOA CRUS-GALLI, TYPHA, CYPERUS
 ERAGROSTIS, LUDWIGIA PELOIDES, ALISMA PLANTAGO-AQUATICA.
 Threat: CREEK REALIGNMENT, HERBICIDE SPRAYING, ADJACENT RESIDENTIAL DEVELOPMENT, AND TRASH DUMPING ARE THREATS.
 General: 400+ PLANTS OBSERVED IN TWO COLONIES IN 1992.
 Owner/Manager: PVT, ELK GROVE SCHOOL DIST

Occurrence No. 17 Map Index:24536 ---Dates Last Seen--- Lat/Long: 38°28'27" / 121°23'52"
 Occ Rank: Unknown Element: 1993-XX-XX UTM: Zone-10 N4259422 E639763 Township: 07N
 Origin: Natural/Native occurrence Site: 1993-XX-XX Precision: SPECIFIC Range: 05E
 Presence: Presumed Extant Symbol Type: POLYGON Section: 11 Qtr SW
 Trend: Unknown Area: 23.1 ac Meridian: M
 Elevation: 25 ft
 Main Source: NORTON, K. 1993 (MAP)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: BEACON CREEK, SOUTH OF ELSIE AVE AND EAST OF POWER INN RD, ELK GROVE.
 -----Comments-----
 Distribution: MAPPED AS TWO POLYGONS; ONE IMMEDIATELY SOUTH OF ELSIE AVE, THE OTHER IS ABOUT 0.15 MILE EAST OF POWER INN
 ROAD ON EITHER SIDE OF IONA WAY.
 Ecological: CEMENT LINED CHANNEL WITH MUD.
 Threat:
 General: BETTER ECOLOGICAL, THREAT, AND OWNERSHIP INFO NEEDED.
 Owner/Manager: UNKNOWN

Occurrence No. 19 Map Index:24538 ---Dates Last Seen--- Lat/Long: 38°27'00" / 121°22'42"
 Occ Rank: Fair Element: 1993-XX-XX UTM: Zone-10 N4256793 E641511 Township: 07N
 Origin: Natural/Native occurrence Site: 1993-XX-XX Precision: SPECIFIC Range: 05E
 Presence: Presumed Extant Symbol Type: POLYGON Section: 24 Qtr N
 Trend: Unknown Area: 38.8 ac Meridian: M
 Elevation: 30 ft
 Main Source: DAINS, V. 1991 (OBS)
 Quad Summary: FLORIN (3812144/496B)*, ELK GROVE (3812143/496A)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: STRAWBERRY CREEK, SOUTH OF CALVINE RD AND WEST OF ELK GROVE-FLORIN RD, ELK GROVE.
 -----Comments-----
 Distribution: THREE COLONIES MAPPED ALONG THE CREEK WEST OF ELK GROVE-FORIN RD AND ALONG EITHER SIDE OF THE SPRR TRACKS.
 Ecological: ALONG DRIED CREEK CHANNEL. TRICOLORED BLACKBIRDS OCCUR FURTHER DOWNSTREAM.
 Threat: DEVELOPMENT IS PROPOSED.
 General: 40 PLANTS OBSERVED IN 1991.
 Owner/Manager: PVT

California Department of Fish and Game
Natural Diversity Data Base

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<i>Sagittaria sanfordii</i> (cont.) Sanford's arrowhead Element Code: PMALI040Q0	-----List Status-----	-----NDDB Element Ranks-----	-----Other Lists-----
	Federal: Species of Concern	Global: G3	CNPS List: 1B
	State: None	State: S3.2	R-E-D Code: 2-2-3

Occurrence No. 20 Map Index:24537 ---Dates Last Seen--- Lat/Long: 38°27'07" / 121°23'40" Township: 07N
 Occ Rank: Unknown Element: 1992-XX-XX UTM: Zone-10 N4256988 E640103 Range: 05E
 Origin: Natural/Native occurrence Site: 1992-XX-XX Precision: NON-SPECIFIC Section: 23 Qtr NE
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 39.1 ac Elevation: 30 ft
 Main Source: NORTON, K. 1992 (PERS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: STRAWBERRY CREEK, SOUTH OF CALVINE ROAD AND 1 KM (0.6 MI) EAST OF HWY 99, ELK GROVE.
 -----Comments-----
 Distribution: ALONG ASSESSORS PARCEL #115013014.
 Ecological:
 Threat:
 General: POPULATION WAS REPLANTED AT THIS SITE AFTER STRAWBERRY CREEK WAS REALIGNED.
 Owner/Manager: UNKNOWN

Occurrence No. 21 Map Index:24540 ---Dates Last Seen--- Lat/Long: 38°27'28" / 121°25'01" Township: 07N
 Occ Rank: Good Element: 1992-08-20 UTM: Zone-10 N4257585 E638129 Range: 05E
 Origin: Natural/Native occurrence Site: 1992-08-20 Precision: SPECIFIC Section: 15 Qtr SE
 Presence: Presumed Extant Symbol Type: POINT Meridian: M
 Trend: Unknown Radius: 80 meters Elevation: 20 ft
 Main Source: BEGLEY, E. 1992 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: STRAWBERRY CREEK AT BRUCEVILLE ROAD, SACRAMENTO.
 -----Comments-----
 Distribution: JUST NORTH OF COSUMNES RIVER BLVD IN CREEK ALONG BOTH SIDES OF BRUCEVILLE ROAD, JUST WITHIN SACRAMENTO CITY LIMITS.
 Ecological: IN SHALLOW SLOW MOVING WATER.
 Threat:
 General: SEVERAL HUNDRED PLANTS OBSERVED IN 1992.
 Owner/Manager: PVT

Occurrence No. 22 Map Index:24534 ---Dates Last Seen--- Lat/Long: 38°26'13" / 121°29'44" Township: 07N
 Occ Rank: Good Element: 1992-07-19 UTM: Zone-10 N4255166 E631295 Range: 04E
 Origin: Natural/Native occurrence Site: 1992-07-19 Precision: SPECIFIC Section: XX Qtr XX
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 11.0 ac Elevation: 0
 Main Source: NOSAL, T. 1992 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: BEACH LAKE, ALONG DIKE ADJACENT TO MORRISON CREEK, 2 KM (1.8 MI) SOUTH OF FREEPORT.
 -----Comments-----
 Distribution: HISTORIC BEACH LAKE EXTENDED ALONG EITHER SIDE OF WHAT IS NOW I-5. THIS PORTION OF BEACH LAKE REFERS TO MARSHY AREA SOUTH OF FREEPORT AND BETWEEN I-5 AND THE SACRAMENTO RIVER.
 Ecological: GROWING JUST OFFSHORE IN 1-2 FEET OF WATER. ASSOCIATES INCLUDE TYPHA LATIFOLIA, LUDWIGIA PEPLOIDES, AND SCIRPUS ACUTUS. GIANT GARTER SNAKE (THAMNOPHIS GIGAS) OBSERVED JUST EAST OF THE SAGITTARIA.
 Threat: HERBICIDE APPLICATION.
 General: 3-4 COLONIES OBSERVED IN 1992. LAKE OWNED BY BEACH LAKE PROPERTIES BUT MAY BECOME PART OF A COUNTY PRESERVE. CALTRANS RECREATED WETLANDS MITIGATION BANK IS LOCATED TO THE EAST, BETWEEN BEACH LAKE AND I-5.
 Owner/Manager: PVT-BEACH LAKE PROPERTIES

<i>Sagittaria sanfordii</i> (cont.) Sanford's arrowhead Element Code: PMALI0400Q	-----List Status-----	NDDB Element Ranks-----	-----Other Lists-----
	Federal: Species of Concern	Global: G3	CNPS List: 1B
	State: None	State: S3.2	R-E-D Code: 2-2-3

Occurrence No. 40 Map Index:30130 ---Dates Last Seen--- Lat/Long: 38°29'47" / 121°27'02" Township: 08N
 Occ Rank: Unknown Element: 1993-XX-XX UTM: Zone-10 N4261813 E635121 Range: 05E
 Origin: Natural/Native occurrence Site: 1993-XX-XX Precision: SPECIFIC Section: 32 Qtr SE
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 11.0 ac Elevation: 20 ft
 Main Source: NORTON, K. 1993 (MAP)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: MORRISON CREEK AT FLORIN ROAD, SACRAMENTO.
 -----Comments-----
 Distribution: ALONG EITHER SIDE OF FLORIN ROAD, ABOUT 0.4 MILE EAST OF FRANKLIN BLVD.
 Ecological:
 Threat:
 General: ONLY SOURCE OF INFORMATION FOR THIS SITE IS MAP DETAIL; ECOLOGICAL, THREAT, AND OWNERSHIP INFO NEEDED.
 Owner/Manager: UNKNOWN

Occurrence No. 41 Map Index:30131 ---Dates Last Seen--- Lat/Long: 38°28'34" / 121°27'01" Township: 07N
 Occ Rank: None Element: 1993-XX-XX UTM: Zone-10 N4259586 E635195 Range: 05E
 Origin: Natural/Native occurrence Site: 1995-05-16 Precision: SPECIFIC Section: 08 Qtr NE
 Presence: Possibly Extirpated Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 12.2 ac Elevation: 20 ft
 Main Source: NOSAL, T. & J. NOSAL 1995 (OBS)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: ELDER CREEK AT FRANKLIN BLVD, SACRAMENTO.
 -----Comments-----
 Distribution: ALONG EITHER SIDE OF FRANKLIN BLVD., ABOUT 0.15 MILE NORTH OF MACK ROAD.
 Ecological: CONCRETE CHANNEL. THE ONLY VEGETATION OBSERVED IN 1995 WAS VERY SPARSE LUDWEGIA PEPOIDES. VERY LITTLE AVAILABLE SUBSTRATE.
 Threat: CHANNEL MAINTENANCE?
 General: UNKNOWN NUMBER OF PLANTS REPORTED AT THIS SITE BY NORTON IN 1993. REPEATED HIGH WATER EVENTS OR CHANNEL MAINTENANCE MAY HAVE SCOURED PLANTS FROM THIS CHANNEL; SHOULD BE MONITORED FOR RECOLONIZATION. SITE SURROUNDED BY URBAN SPRAWL.
 Owner/Manager: CITY OF SACRAMENTO

Occurrence No. 42 Map Index:30132 ---Dates Last Seen--- Lat/Long: 38°28'15" / 121°25'02" Township: 07N
 Occ Rank: Unknown Element: 1993-XX-XX UTM: Zone-10 N4259031 E638089 Range: 05E
 Origin: Natural/Native occurrence Site: 1993-XX-XX Precision: SPECIFIC Section: 10 Qtr SW
 Presence: Presumed Extant Symbol Type: POLYGON Meridian: M
 Trend: Unknown Area: 16.7 ac Elevation: 20 ft
 Main Source: NORTON, K. 1993 (MAP)
 Quad Summary: FLORIN (3812144/496B)
 County Summary: SACRAMENTO
 SNA Summary:
 Location: BEACON CREEK AT HWY 99 AND STOCKTON ROAD, SACRAMENTO.
 -----Comments-----
 Distribution: MAPPED ABOUT 0.3 MILE SOUTHEAST OF ELSIE AVE AND EXTENDING FROM EAST OF STOCKTON ROAD TO JUST WEST OF HWY 99.
 Ecological:
 Threat:
 General: ONLY SOURCE OF INFORMATION FOR THIS SITE IS MAP DETAIL; ECOLOGICAL, THREAT, AND OWNERSHIP INFO NEEDED.
 Owner/Manager: UNKNOWN

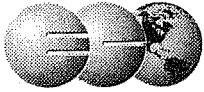
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Sagittaria sanfordii (cont.) Sanford's arrowhead Element Code: PMALI040Q0	-----List Status-----	NDDB Element Ranks-----	-----Other Lists-----
	Federal: Species of Concern	Global: G3	CNPS List: 1B
	State: None	State: S3.2	R-E-D Code: 2-2-3

Occurrence No. 43 Map Index:30133 ---Dates Last Seen--- Lat/Long: 38°24'45" / 121°23'25" Township: 07N
Occ Rank: None Element: 1998-XX-XX UTM: Zone-10 N4252604 E640543 Range: 05E
Origin: Natural/Native occurrence Site: 1998-XX-XX Precision: SPECIFIC Section: 35 Qtr SE
Presence: Possibly Extirpated Symbol Type: POLYGON Meridian: M
Trend: Unknown Area: 9.2 ac Elevation: 30 ft
Main Source: NORTON, K. 1993 (MAP)
Quad Summary: FLORIN (3812144/496B)
County Summary: SACRAMENTO
SNA Summary:
Location: ELK GROVE CREEK WEST OF HWY 99, ELK GROVE.
-----Comments-----
Distribution: MAPPED ABOUT 0.25 MILE NORTH OF ELK GROVE BLVD IN CHANNEL BEHIND WALMART.
Ecological:
Threat:
General: ONLY SOURCE OF INFORMATION FOR THIS SITE IS MAP DETAIL; ECOLOGICAL, THREAT, AND OWNERSHIP INFO NEEDED. AS OF
1998 THERE WERE NO PLANTS AT THIS LOCATION.
Owner/Manager: UNKNOWN

Fifth Year Monitoring Report, PAR Environmental Services



February 14, 2003

Mr. Michael Finan
Chief, Delta Office
U.S. Army Corps of Engineers
1325 J Street
Sacramento, CA 95814-2922

Re: ***College Square WD (Regulatory Branch 20020078)***

Dear Mr. Finan:

In response to your letter dated January 15, 2003 to Larry John of Granite Bay Holdings, we have taken additional data points within the area as you requested. The data collection was conducted on February 14, 2003. Three separate data collection points were taken within the area, and the data sheets are included for your review. In addition, the data collection locations and GPS coordinates are included on the attached revised wetland delineation map dated February 14, 2003). In summary, the results of the data collection indicate that the necessary three criteria for wetland determination are not present within that specific location.

Please call me at your earliest convenience to schedule a field verification.

Sincerely,

Keith C. Kwan
Senior Biologist

Attachments

cc: Mr. Bradley Cutler / Citadel Equities Group, LLC

Project/Site: College Square Date: 2/14/03 Sample Point: 5
 Applicant/Owner: GBH Field Investigator(s): M. Buchalski
 County: Sacramento State: CA Plant Community: Annual grassland
 Quad(s): Florin, CA Section/Township/Range: T 7 N, R 5 E, Sec. 15

Do normal environmental conditions exist site? Yes No If no, explain: _____
 Is this a typical Situation? Yes No Explain: disked field
 Is this a potential Problem Area? Yes No Explain: _____

HYDROPHYTIC VEGETATION? Yes No

VEGETATION

	Dominant Species	Ind. Status	Stratum	Rel. % Cover	Dominant Species	Ind. Status	Stratum	Rel. % Cover
1)	<u>VUL BRO</u>	<u>FACU1</u>	<u>H</u>	<u>50</u>				
2)	<u>Un-ID grass</u>	<u>-</u>	<u>H</u>	<u>15</u>				
3)								
4)								

Percentage of dominant species that are OBL, FACW, and/or FAC [excluding FAC-]: 2 of 2 = 100%

WETLAND HYDROLOGY? Yes No

HYDROLOGY

Recorded Data: Yes No If yes, _____
 Depth of surface water: none (in.) Depth to free water in pit: none (in.) Depth to saturated soil: none (in.)
 Primary Indicators: Inundated Saturated in Upper 12 in. Water Marks Drift Lines Sediment Deposits Drainage Patterns in Wetlands
 Secondary Indicators (2 or more required):
 Oxidized Root Channels in Upper 12 in. Water-stained Leaves Local Soil Survey Data FAC-Neutral Test Other _____
 Comments: _____

HYDRIC SOILS? Yes No

SOILS

Series/Phase: 217 San Joaquin-Galt complex; leveled, 0 to 1% slopes Drainage Class: mod. well drained
 Taxonomy [Subgroup]: Fine, mixed, thermic Abruptic Durixeralfs Confirm Map Type: Yes No
 Histosol Histic Epipedon Sulfidic Odor Aquic Moisture Regime Reducing Conditions Gleyed/Low Chroma Colors Concretions
 High Organic Content in Surface Layer in Sandy Soils Organic Streaking in Sandy Soils Listed on Hydric Soils List Other _____
 Inclusions [Series/Phase]: Galt components in depressions On Hydric Soils List: Yes No

Depth (in.)	Horizon	Matrix Color	Mottle Color	Mottle (Abund/Contrast/Size)	Texture, Concretions, Structure
<u>18"</u>	<u>A</u>	<u>10YR 3/2</u>		<u>none</u>	<u>clay loam</u>

 Comments: _____

WETLAND / WATERS DETERMINATION? Yes No

*** DECISION ***

Rationale: No criteria were met.
 General comments: _____ Wetland Type: Upland

HERBACEOUS COVER / DOMINANCE WORK SHEET

Species Observed	Actual Cover	Relative Cover
<i>Lolium perenne</i>	trace	trace
<i>Vulpia bromoides</i>	50	50
<i>Rumex crispus</i>	4	2
<i>Raphanus sativus</i>	2	2
<i>Taraxacum officinale</i>	5	5
<i>Holcus virgata</i>	5	5
<i>Brodiaea sp.</i>	2	2
un-ID grass seedling	15	15
<i>Vicia sp.</i>	7	7
<i>Geranium dissectum</i>	trace	trace
<i>Trifolium hirtum</i>	5	5
<i>Erodium botrys</i>	5	5
<i>Brasica nigra</i>	trace	trace
TOTAL SUM (Σ) = 100		100%

COVER:

Vegetation	100
Bare Ground	
Rocks	
Other	
TOTAL =	100%

Species (Descending Order)	Relative Cover	Cumulative Cover	Indicator Status	Dominants
<i>V. bromoides</i>	50	50	FACU*	X
un-ID grass	15	65	-	X
<i>Vicia sp.</i>	7	72	N/L	
<i>T. officinale</i>	5	77	FACU	
<i>H. virgata</i>	5	82	N/L	
<i>T. hirtum</i>	5	87	N/L	
<i>Erodium botrys</i>	5	92	FACU*	
<i>R. crispus</i>	4	96	FACU-	
<i>R. sativus</i>	2	98	DPL	
<i>Brodiaea sp.</i>	2	100	N/L	
TOTAL SUM (Σ) = 100		100%		

CORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

ROUTINE WETLAND DELINEATION

Project/Site: College Square Date: 2/14/03 Sample Point: 6
 Applicant/Owner: GBH Field Investigator(s): M. Buchalski
 County: Sacramento State: CA Plant Community: Annual grassland
 Quad(s): Florin, CA Section/Township/Range: T7N, R5E, Sec. 15

Do normal environmental conditions exist site? Yes No If no, explain: _____
 Atypical Situation? Yes No Explain: disked field
 Is this a potential Problem Area? Yes No Explain: _____

HYDROPHYTIC VEGETATION? Yes No

Dominant Species	Ind. Status	Stratum	Rel. % Cover	Dominant Species	Ind. Status	Stratum	Rel. % Cover
1) <u>VUL BRO</u>	<u>FACU*</u>	<u>H</u>	<u>40</u>	5) _____	_____	_____	_____
2) <u>Un-ID grass</u>	<u>-</u>	<u>H</u>	<u>20</u>	6) _____	_____	_____	_____
3) _____	_____	_____	_____	7) _____	_____	_____	_____
4) _____	_____	_____	_____	8) _____	_____	_____	_____

Percentage of dominant species that are OBL, FACW, and/or FAC [excluding FAC-]: 0 of 2 = 0 %

WETLAND HYDROLOGY? Yes No

Recorded Data: Yes No If yes, _____
 Depth of surface water: None (in.) Depth to free water in pit: None (in.) Depth to saturated soil: 12 (in.)
 Primary Indicators: Inundated Saturated in Upper 12 in. Water Marks Drift Lines Sediment Deposits Drainage Patterns in Wetlands
 Secondary Indicators (2 or more required):
 Oxidized Root Channels in Upper 12 in. Water-stained Leaves Local Soil Survey Data FAC-Neutral Test Other _____
 Comments: _____

HYDRIC SOILS? Yes No

SOILS
 Series/Phase: 217 San Joaquin - Galt complex, leveled, 0 to 1 % slopes Drainage Class: mod. well drained
 Taxonomy [Subgroup]: Fine, mixed, thermic Abruptic Durixeralfs Confirm Map Type: Yes No
 Histosol Histic Epipedon Sulfidic Odor Aquic Moisture Regime Reducing Conditions Gleyed/Low Chroma Colors Concretions
 High Organic Content in Surface Layer in Sandy Soils Organic Streaking in Sandy Soils Listed on Hydric Soils List Other _____
 Inclusions [Series/Phase]: Galt components in depressions On Hydric Soils List: Yes No

Depth (in.)	Horizon	Matrix Color	Mottle Color	Mottle (Abund/Contrast/Size)	Texture, Concretions, Structure
<u>18</u>	<u>A</u>	<u>10YR 3/2</u>	<u>10YR 3/3</u>	<u>abundant</u>	<u>clay loam</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

 Comments: _____

WETLAND / WATERS DETERMINATION? Yes No

DECISION *
 Rationale: Two of three criteria were not met.
 General comments: _____ Wetland Type: Upland

HERBACEOUS COVER / DOMINANCE WORK SHEET

Species Observed	Actual Cover	Relative Cover
<i>V. bromoides</i>	40	40
<i>C. solstitialis</i>	10	10
<i>Holocarpha virgata</i>	3	3
<i>Vicia sp.</i>	7	7
<i>Lolium perenne</i>	8	8
<i>T. caput-medusae</i>	2	2
<i>Rumex crispus</i>	10	10
UN-ID grass	20	20
<i>Eramocarpus satigerus</i>	trace	trace
TOTAL SUM (Σ) = 100		100%

COVER:
 Vegetation 100%
 Bare Ground _____
 Rocks _____
 Other _____
 TOTAL = 100%

Species (Descending Order)	Relative Cover	Cumulative Cover	Indicator Status	Dominants
<i>V. bromoides</i>	40	40	FACU*	
UN-ID grass	20	60	-	
<i>C. solstitialis</i>	10	70	N/L	
<i>Rumex crispus</i>	10	80	FACW-	
<i>L. perenne</i>	8	88	FAC+	
<i>Vicia sp.</i>	7	95	N/L	
<i>H. virgata</i>	3	98	N/L	
<i>T. caput-medusae</i>	2	100	N/L	
TOTAL SUM (Σ) = 100%				

Project/Site: Collage Square Date: 2/14/03 Sample Point: 7
 Applicant/Owner: GBH Field Investigator(s): M. Buchalski
 County: Sacramento State: CA Plant Community: Annual grassland
 Quad(s): Florin, CA Section/Township/Range: T7N, R5E, Sec. 15

Do normal environmental conditions exist site? Yes No If no, explain: _____
 Atypical Situation? Yes No Explain: disked field
 Is this a potential Problem Area? Yes No Explain: _____

HYDROPHYTIC VEGETATION? Yes No

VEGETATION				HYDROPHYTIC VEGETATION?			
Dominant Species	Ind. Status	Stratum	Rel. % Cover	Dominant Species	Ind. Status	Stratum	Rel. % Cover
1) <u>VUIL BRO</u>	<u>FACU*</u>	<u>H</u>	<u>25</u>	5) _____	_____	_____	_____
2) <u>TAR OFF</u>	<u>FACU</u>	<u>H</u>	<u>15</u>	6) _____	_____	_____	_____
3) <u>CEN SOL</u>	<u>N/L</u>	<u>H</u>	<u>15</u>	7) _____	_____	_____	_____
4) _____	_____	_____	_____	8) _____	_____	_____	_____

Percentage of dominant species that are OBL, FACW, and/or FAC [excluding FAC-]: 0 of 3 = 0 %

Comments: _____

WETLAND HYDROLOGY? Yes No

HYDROLOGY

Recorded Data: Yes No If yes, _____

Depth of surface water: None (in.) Depth to free water in pit: None (in.) Depth to saturated soil: None (in.)

Primary Indicators: Inundated Saturated in Upper 12 in. Water Marks Drift Lines Sediment Deposits Drainage Patterns in Wetlands

Secondary Indicators (2 or more required):

Oxidized Root Channels in Upper 12 in. Water-stained Leaves Local Soil Survey Data FAC-Neutral Test Other _____

Comments: _____

HYDRIC SOILS? Yes No

OILS

Series/Phase: Z17 San Joaquin - Galt complex, leveled, 0 to 1% slopes Drainage Class: mod. well drained

Taxonomy [Subgroup]: Fine, mixed, thermic Abruptic Durixeralfs Confirm Map Type: Yes No

Histosol Histic Epipedon Sulfidic Odor Aquic Moisture Regime Reducing Conditions Gleyed/Low Chroma Colors Concretions

High Organic Content in Surface Layer in Sandy Soils Organic Streaking in Sandy Soils Listed on Hydric Soils List Other _____

Inclusions [Series/Phase]: Galt components in depressions On Hydric Soils List: Yes No

Depth (in.)	Horizon	Matrix Color	Mottle Color	Mottle (Abund/Contrast/Size)	Texture, Concretions, Structure
<u>12</u>	<u>A</u>	<u>10YR 3/2</u>	<u>10YR 4/6</u>	<u>abundant</u>	<u>clay loam</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Comments: _____

WETLAND / WATERS DETERMINATION? Yes No

DECISION *

Rationale: Two of three criteria not met.

General comments: _____ Wetland Type: Upland

317

COLLEGE SQUARE

WETLAND DELINEATION ¹

¹ Subject to U.S. Army Corps of Engineers verification

DATE: 15 NOVEMBER 2002	REVISION: 2/14/03	FILE NAME CM-WD.DWG
DRAWN BY: ASM/RT	SCALE: 1" = 50'	PROJECT NO: 2000-028.1
CHECKED BY:	MSL: AI	
WETLAND VERIFICATION LETTER DATE:		

ECORP Consulting, Inc. ENVIRONMENTAL CONSULTANTS

2260 Douglas Blvd., Suite 160
Roseville, Ca 95661
Ph: (916) 782-9100

2100 Embarcadero, Suite 105
Oakland, CA 94606
Ph: (510) 434-0150



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

February 14, 2003

Mr. Michael Finan
Chief, Delta Office
U.S. Army Corps of Engineers
1325 J Street
Sacramento, CA 95814-2922

Re: **College Square WD (Regulatory Branch 20020078)**

Dear Mr. Finan:

In response to your letter dated January 15, 2003 to Larry John of Granite Bay Holdings, we have taken additional data points within the area as you requested. The data collection was conducted on February 14, 2003. Three separate data collection points were taken within the area, and the data sheets are included for your review. In addition, the data collection locations and GPS coordinates are included on the attached revised wetland delineation map dated February 14, 2003). In summary, the results of the data collection indicate that the necessary three criteria for wetland determination are not present within that specific location.

Please call me at your earliest convenience to schedule a field verification.

Sincerely,

Keith C. Kwan
Senior Biologist

Attachments

cc: Mr. Bradley Cutler / Citadel Equities Group, LLC

ROUTINE WETLAND DELINEATION

CORP Consulting, Inc. ENVIRONMENTAL CONSULTANTS

Project/Site: College Square Date: 2/14/03 Sample Point: 5
 Applicant/Owner: GBH Field Investigator(s): M. Buchalski
 County: Sacramento State: CA Plant Community: Annual grassland
 Road(s): Florin - CA Section/Township/Range: T 7 N, R 5 E, Sec. 15
 Do normal environmental conditions exist site? Yes No If no, explain: _____
 Atypical Situation? Yes No Explain: disked field
 Is this a potential Problem Area? Yes No Explain: _____

VEGETATION

Dominant Species	Ind. Status	Stratum	Rel. % Cover	Dominant Species	Ind. Status	Stratum	Rel. % Cover
1) <u>VUL BRO</u>	<u>FACU?</u>	<u>H</u>	<u>50</u>	5) _____			
2) <u>Un-ID grass</u>	<u>-</u>	<u>H</u>	<u>15</u>	6) _____			
3) _____				7) _____			
4) _____				8) _____			

Percentage of dominant species that are OBL, FACW, and/or FAC [excluding FAC-]: 0 of 2 = 0 %

HYDROPHYTIC VEGETATION? Yes No

COMMENTS:

HYDROLOGY

Recorded Data: Yes No If yes, _____
 Depth of surface water: none (in.) Depth to free water in pit: none (in.) Depth to saturated soil: none (in.)
 Primary Indicators: Inundated Saturated in Upper 12 in. Water Marks Drift Lines Sediment Deposits Drainage Patterns in Wetlands
 Secondary Indicators (2 or more required):
 Oxidized Root Channels in Upper 12 in. Water-stained Leaves Local Soil Survey Data FAC-Neutral Test Other _____
 Comments: _____

WETLAND HYDROLOGY? Yes No

SOILS

Series/Phase: 217 San Joaquin - Galt complex, leveled, 0 to 1 % slopes Drainage Class: mod. well drained
 Taxonomy (Subgroup): Fine, mixed, thermic Abruptic Durixeralfs Confirm Map Type: Yes No
 Histosol Histic Epipedon Sulfidic Odor Aquic Moisture Regime Reducing Conditions Gleyed/Low Chroma Colors Concretions
 High Organic Content in Surface Layer in Sandy Soils Organic Streaking in Sandy Soils Listed on Hydric Soils List Other _____
 Inclusions (Series/Phase): Galt components in depressions On Hydric Soils List: Yes No
 Depth (In.) Horizon Matrix Color Mottle Color Mottle (Abund/Contrast/Size) Texture, Concretions, Structure
18" A 10YR 3/2 _____ none clay loam
 Comments: _____

HYDRIC SOILS? Yes No

WETLAND / WATERS DETERMINATION? Yes No

DECISION *

Rationale: No criteria were met.
 General comments: _____

Wetland Type: Upland

ROUTINE WETLAND DELINEATION

ECORP Consulting, Inc. ENVIRONMENTAL CONSULTANTS

Project/Site: Collega Square Date: 2/14/03 Sample Point: 6
Applicant/Owner: GBH Field Investigator(s): M. Buchalst
County: Sacramento State: CA Plant Community: Annual grassland
Quad(s): Florin CA Section/Township/Range: T7N, R5E, Sec. 15
Do normal environmental conditions exist site? Yes [X] No [] If no, explain:
Atypical Situation? Yes [X] No [] Explain: disked field
Is this a potential Problem Area? Yes [] No [X] Explain:

HYDROPHYTIC VEGETATION? Yes [] No [X]

VEGETATION

Table with columns: Dominant Species, Ind. Status, Stratum, Rel. % Cover, Dominant Species, Ind. Status, Stratum, Rel. % Cover. Row 1: VUL REO, FACU+, H, 40, 5). Row 2: Un-ID grass, -, H, 20, 6).

Percentage of dominant species that are OBL, FACW, and/or FAC [excluding FAC-]: 0 of 2 = 0 %

Comments:

WETLAND HYDROLOGY? Yes [] No [X]

HYDROLOGY

Recorded Data: Yes [] No [X] If yes.
Depth of surface water: None (in.) Depth to free water in pit: None (in.) Depth to saturated soil: 12 (in.)
Primary Indicators: [] Inundated [] Saturated in Upper 12 in. [] Water Marks [] Drift Lines [] Sediment Deposits [] Drainage Patterns in Wetlands
Secondary Indicators (2 or more required):
[X] Oxidized Root Channels in Upper 12 in. [] Water-stained Leaves [] Local Soil Survey Data [] FAC-Neutral Test [] Other
Comments:

HYDRIC SOILS? Yes [X] No []

SOILS

Series/Phase: 217 San Joaquin - Galt complex, leveled, 0 to 1 % slopes Drainage Class: mod. well drained
Taxonomy [Subgroup]: Fine, mixed, thermic Abruptic Durixeralfs Confirm Map Type: Yes [] No [X]
[] Histosol [] Histic Epipedon [] Sulfidic Odor [] Aquic Moisture Regime [] Reducing Conditions [X] Gleyed/Low Chroma Colors [] Concretions
[] High Organic Content in Surface Layer in Sandy Soils [] Organic Streaking in Sandy Soils [] Listed on Hydric Soils List [] Other
Inclusions (Series/Phase): Galt components in depressions On Hydric Soils List: Yes [X] No []
Depth (in.) Horizon Matrix Color Mottle Color Mottle (Abund/Contrast/Size) Texture, Concretions, Structure
18 A 10YR 5/2 10YR 3/3 abundant clay loam

Comments:

WETLAND / WATERS DETERMINATION? Yes [] No [X]

DECISION *

Rationale: Two of three criteria were not met.

General comments:

Wetland Type: Upland

ECORP Consulting, Inc.

ENVIRONMENTAL CONSULTANTS

ROUTINE WETLAND DELINEATION

Project/Site: Collage Square Date: 2/14/03 Sample Point: 7
 Applicant/Owner: GBH Field Investigator(s): M. Buchalski
 County: Sacramento State: CA Plant Community: Annual grassland
 Quad(s): Florin, CA Section/Township/Range: T 7 N, R 5 E, Sec. 15
 Do normal environmental conditions exist site? Yes No If no, explain: _____
 Atypical Situation? Yes No Explain: disked field
 Is this a potential Problem Area? Yes No Explain: _____

HYDROPHYTIC VEGETATION? Yes No

VEGETATION

Dominant Species	Ind. Status	Stratum	Rel. % Cover	Dominant Species	Ind. Status	Stratum	Rel. % Cover
1) <u>VIL BZO</u>	<u>FACU*</u>	<u>H</u>	<u>25</u>	5) _____	_____	_____	_____
2) <u>TAR OFF</u>	<u>FACU</u>	<u>H</u>	<u>15</u>	6) _____	_____	_____	_____
3) <u>CEN SOL</u>	<u>NIL</u>	<u>H</u>	<u>15</u>	7) _____	_____	_____	_____
4) _____	_____	_____	_____	8) _____	_____	_____	_____

Percentage of dominant species that are OBI, FACW, and/or FAC [excluding FAC-]: 2 of 3 = 67%

Comments: _____

WETLAND HYDROLOGY? Yes No

HYDROLOGY

Recorded Data: Yes No If yes, _____
 Depth of surface water: None (in.) Depth to free water in pit: None (in.) Depth to saturated soil: None (in.)
 Primary Indicators: Inundated Saturated in Upper 12 in. Water Marks Drift Lines Sediment Deposits Drainage Patterns in Wetlands
 Secondary Indicators (2 or more required):
 Oxidized Root Channels in Upper 12 in. Water-stained Leaves Local Soil Survey Data FAC-Neutral Test Other _____
 Comments: _____

HYDRIC SOILS? Yes No

SOILS

Series/Phase: Z17 San Joaquin - Galt complex, leveled, 0 to 1% slopes Drainage Class: mod. well drained
 Taxonomy [Subgroup]: Five, mixed, thermic Abruptic Durixeralfs Confirm Map Type: Yes No
 Histosol Histic Epipedon Sulfidic Odor Aquic Moisture Regime Reducing Conditions Gleyed/Low Chroma Colors Concretions
 High Organic Content in Surface Layer in Sandy Soils Organic Streaking in Sandy Soils Listed on Hydric Soils List Other _____
 Inclusions [Series/Phase]: Galt components in depressions On Hydric Soils List: Yes No

Depth (in.)	Horizon	Matrix Color	Mottle Color	Mottle (Abund/Contrst/Size)	Texture, Concretions, Structure
<u>12</u>	<u>A</u>	<u>10YR 3/2</u>	<u>10YR 4/6</u>	<u>abundant</u>	<u>clay loam</u>

 Comments: _____

WETLAND / WATERS DETERMINATION? Yes No

DECISION *

Rationale: Two of three criteria not met.

General comments: _____

Wetland Type: Upland



THE HOYT COMPANY

660 J Street, Suite 444
Sacramento, CA 95814

Bus: (916) 448-2440

Fax: (916) 448-5305

E-mail: hoytco@thehoytco.com

FACSIMILE TRANSMITTAL

DATE: 2/18/03

TO: Brad Shirkhall

FROM: Wendy Hoyt

FAX# 264-7483

BUS.# -7185

NUMBER OF PAGES: 4
(including cover sheet)

Comments: I have put the "original" in the mail
as I fear this may be hard to read.

Please call if message received was incomplete or illegible.

Original to follow

Please call to confirm receipt

CONFIDENTIAL

HERBACEOUS COVER / DOMINANCE WORK SHEET

Species Observed	Actual Cover	Relative Cover
<i>Taraxacum officinale</i>	15	15
<i>Centaurea solstitialis</i>	15	15
<i>Vulpia bromoides</i>	25	25
<i>T. caput-medusae</i>	10	10
<i>Vicia sp.</i>	10	10
<i>Rumex crispus</i>	5	5
<i>Galium dissectum</i>	5	5
<i>Holcarpha virgata</i>	5	5
Un-ID grass	10	10
TOTAL SUM (Σ) = 100		100%

COVER:

Vegetation	100
Bare Ground	
Rocks	
Other	
TOTAL =	100%

Species (Descending Order)	Relative Cover	Cumulative Cover	Indicator Status	Dominants
<i>V. bromoides</i>	25	25	FACU*	
<i>T. officinale</i>	15	40	FACU	
<i>C. solstitialis</i>	15	55	N/L	
<i>T. caput-medusae</i>	10	65	N/L	
<i>Vicia sp.</i>	10	75	N/L	
Un-ID grass	10	85	-	
<i>R. crispus</i>	5	90	FACW-	
<i>G. dissectum</i>	5	95	N/L	
<i>H. virgata</i>	5	100	N/L	
TOTAL SUM (Σ) = 100%				

HERBACEOUS COVER / DOMINANCE WORK SHEET

Species Observed	Actual Cover	Relative Cover
<i>V. bromoides</i>	40	40
<i>C. solstitialis</i>	10	10
<i>Holocarpha virgata</i>	3	3
<i>Vicia sp.</i>	7	7
<i>Lolium perenne</i>	8	8
<i>T. caput-medusae</i>	2	2
<i>Rumex crispus</i>	10	10
UN-ID grass	20	20
<i>Eragrostis setigera</i>	trace	trace
TOTAL SUM (Σ) = 100		100%

COVER:

Vegetation	100%
Bare Ground	
Rocks	
Other	
TOTAL =	100%

Species (Descending Order)	Relative Cover	Cumulative Cover	Indicator Status	Dominants
<i>V. bromoides</i>	40	40	FAC II*	
UN-ID grass	20	60	N/L	
<i>C. solstitialis</i>	10	70	FAC W-	
<i>Rumex crispus</i>	10	80	FAC*	
<i>L. perenne</i>	8	88	N/L	
<i>Vicia sp.</i>	7	95	N/L	
<i>H. virgata</i>	3	98	N/L	
<i>T. caput-medusae</i>	2	100	N/L	
TOTAL SUM (Σ) = 100%				



Architecture
Planning
Interior Design

DRAFT LETTER

March 4, 2003

The Hoyt Company
Attn: Wendy Hoyt-President
660 J Street, Suite 444

**Re: P00-147; College Square, Land Use Tabulations/Information
Revision to PUD Submittal**

Dear Wendy,

Regarding the PUD submittal for subject project, it has come to our attention that there is conflicting information between the land use tabulations listed on Architectural Sheet SA-01 dated January 2nd 2003, Civil Sheet 2 of 5 dated November 10th 2003, and the net and gross acreages listed within each parcel on the parcel map. The net and gross acreage listed on each of the land use summary charts match up with each other from parcel one through twenty-five, however parcels twenty six through thirty five and the associated totals for each are conflicting.

The land use tabulations for parcels twenty six through thirty five have been revised as indicated within the attached 8 1/2 x 11 sheet PUD Rev 01, and revisions have been made to the Architectural and Civil full size plan documents affected by this revision. Each of the sheets that have been revised, listed below, have been identified with a revision number one in the title block and dated March 4th, 2003.

Twenty-six copies of the following at full size (folded to 8 1/2x11) are included as well as the same number at a reduced size (11x17) for your use and distribution:

- Architectural Sheet SA-01 "Proposed Project PUD Schematic Plan and Tabulations"
- Architectural Sheet SA-02 "Proposed Project Pedestrian Circulation and Parking Plan"
- Architectural Sheet SA-03 "Proposed Project Site Phasing Plan"
- Architectural Sheet SA-05 "Proposed Project Building Limit Site Plan"
- Civil Sheet 2 of 5 "Tentative Parcel Map"
- Civil Sheet 3 of 5 "General Plan Amendment"
- Civil Sheet 4 of 5 "Community Plan Amendment"
- Civil Sheet 5 of 5 "Rezone Exhibit"

Please review the documents and if you have questions or should you need assistance in the re-submittal to City Agencies, do not hesitate to call me.

Regards,

Dan Richards-AIA

Encl.

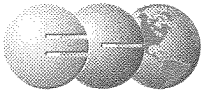
March 4, 2003
Page 2

PUD Rev 01

Land Use Summary Chart (Revision 01)

Parcel #	Net Acreage +/-	Gross Acreage +/-
26	1.05	1.42
27	2.67	3.05
28	1.45	1.89
29	1.25	1.99
30	1.05	1.53
31	3.32	3.70
32	5.76	5.81
33	3.86	4.17
34	4.43	4.97
35	3.71	4.26
Total	53.64	63.27

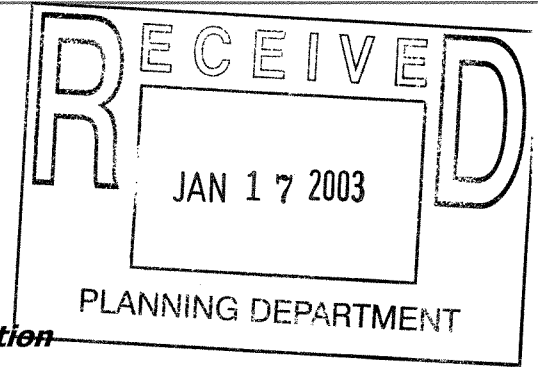
NOT Pertinent to
Southern properties



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

January 16, 2003

Mr. Bradley Shirhall
City of Sacramento
1231 I Street, Suite 300
Sacramento, California 95814



RE: College Square – Special-Status Species Information

Dear Mr. Shirhall:

As requested, we have enclosed pertinent information regarding special-status species information relating to the College Square property. As stated in the College Square – Clean Water Act – Section 404 application to federal and state resource agencies, the applicant assumed presence of listed aquatic invertebrate. The application included the following:

*"The 0.04 acre of vernal pool may represent habitat for the federally-listed vernal pool fairy shrimp (*Branchinecta lynchi*) or vernal pool tadpole shrimp (*Lepidurus packardi*). In addition, the 1.85 acre constructed pond was created as mitigation for a previously authorized project (Regulatory No. 199300334). Monitoring conducted for that mitigation habitat has indicated the presence of the vernal pool tadpole shrimp. Finally, focused surveys for wetland-inhabiting rare plants have been conducted. None were identified. Because the project may affect a federally-listed species, we request that you initiate consultation with the U.S. Fish and Wildlife Service, pursuant to Section 7 of the federal Endangered Species Act."*

Also enclosed, is a supplemental package that ECORP sent to U.S. Fish and Wildlife Service to facilitate the agency's review of the project. Included in this information is a letter addressing a rare plant survey ECORP conducted on the site (Attachment A).

It should be noted that the U.S. Fish and Wildlife Service has completed Endangered Species Act - Section 7 Consultation and have issued an Incidental Take Permit for impacts to a protected species.

I trust this satisfies your request, however if you have any questions please contact me at (916) 782-9100.

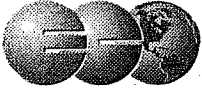
Sincerely,


Jim Stewart
President

Cc: Bradley Cutler / Citadel Equities Group LLC

2260 Douglas Blvd., Suite 160
Roseville, California 95661
Tele: (916) 782-9100
Fax: (916) 782-9134
E-mail: ecorp@ecorpconsulting.com
Web: www.ecorpconsulting.com

2002-247 Shirhall letter 011603



December 15, 2000

Mr. Ken Fuller
U.S. Fish and Wildlife Service
Sacramento Valley Branch
Endangered Species Division
2800 Cottage Way, W-2605
Sacramento, CA 95825

**RE: COLLEGE MARKETPLACE, CORPS OF ENGINEERS REGULATORY NO. 200000334,
U.S. FISH AND WILDLIFE SERVICE FILE NO. 01-F-0019**

Dear Mr. Fuller:

Please find attached the following items you requested during our field meeting on 11 December 2000, and in a subsequent telephone conversation on 13 December 2000:

- A. Wetland Delineation map revised to indicate acreages of individual wetland features.
- B. *5th Year Monitoring Report, Vernal Pool and Strawberry Creek Mitigation, Cosumnes River Boulevard-Calvine Road Interchange at State Route 99, Sacramento County, California* (PAR Environmental Services 1999).
- C. ECORP file documentation regarding wetland-inhabiting special-status plant surveys conducted at the project site.

The applicant's contact information is:

Mr. Doug Sutherland
College Marketplace, LLC
C/o Citadel Equities
8211 Sierra College Boulevard, #418
Roseville, CA 95661

Voice: (916) 791-6466
Fax: (916) 791-6459

Should you have questions, or require additional information, please let me know.

Sincerely,

Hal Freeman
Vice President

Attachment(s)

Cc: Doug Sutherland, College Marketplace, LLC (w/o attachments)
Marcus Lo Duca, Sandberg and Lo Duca (w/o attachments)
Mr. Richard Smith, U.S. Fish and Wildlife Service, Wetlands Branch
Nancy Haley, U.S. Army Corps of Engineers (w/o attachments)

Attachments

Attachment A – Wetland Delineation Map

Attachment B – Fifth Year Monitoring Report, Par Environmental Services

Attachment C – Rare Plant Survey

Attachment A

Wetland Delineation Map

Fifth Year Monitoring Report, Par Environmental Services

**FIFTH YEAR MONITORING REPORT
VERNAL POOL AND
STRAWBERRY CREEK MITIGATION
COSUMNES RIVER BOULEVARD -
CALVINE ROAD INTERCHANGE
AT STATE ROUTE 99,
SACRAMENTO COUNTY, CALIFORNIA**

FINAL REPORT

Prepared for:

**City of Sacramento
Department of Planning and Development
1231 I Street, Room 301
Sacramento, CA 95814**

Prepared by:

**PAR ENVIRONMENTAL SERVICES
1906 21st Street
P.O. Box 160765
Sacramento, CA 95814**

Authors:

**Thomas E. Fraser
Brent Helm
Susan Sanders**

October 27, 1999

EXECUTIVE SUMMARY

Data from the fifth year of vegetation monitoring show that the created vernal pool meets or nearly meets the success criteria established in 1994 at the outset of this mitigation monitoring project. The dominant species in the created vernal pool is now slender popcorn flower. This species is classified as hydrophytic vegetation, and therefore the created pool has met the success criteria of dominance by hydrophytic species. The created pool shows vernal pool hydrologic conditions, hydric soils, and dominance by hydrophytic vegetation, and therefore meets the criteria of a jurisdictional wetland, one of the objectives of the mitigation. In addition, 66 percent of the relative plant cover in the created pool is comprised of native vernal pool species, meeting the success criteria goal of 64 percent of coverage comprised of native vernal pool species.

The created pools fell slightly short of the success criteria in two areas. The goal for relative plant cover at completion of the monitoring was set at 84 percent. In year five the created pool now has 81 percent cover. It should be noted, however, that the more recent 1996 ACOE guidelines for vernal pool mitigation projects lowered the goals for relative plant coverage to 30 percent. A second area that fell short of the success criteria was in meeting the goal that 56 percent of the individual plant species be comprised of native vernal pool species. The fifth year of monitoring indicates that only 52 percent of individual plant species in the created pool are native vernal pool species.

The fourth year of aquatic invertebrate sampling revealed that California linderiella (*Linderiella occidentalis*) and tadpole shrimp (*Lepidurus packardii*) are present at relatively high concentrations within both the created and natural pools. The created pool had a consistently high wildlife use, mostly by waterbirds.

The monitoring results of the Strawberry Creek Enhancement Plan are presented in this report for the first time. Success criteria for this enhancement plan, which was implemented in 1994 by the City of Sacramento Public Works Department, required survival of 23 trees and 56 shrubs at the end of five years. In 1999, we found the survival rate fell short of the success criteria, with only 16 trees and 30 shrubs still alive. However, we observed considerable natural revegetation along Strawberry Creek, with young cottonwoods, Oregon ash, aspen and willows growing on the banks, as well cattails and herbaceous wetland vegetation in the Strawberry Creek channel.

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Appendix D - Plant Record Form for Strawberry Creek Plantings	

INTRODUCTION

This report describes vegetation and aquatic resource investigations conducted during the fifth year of mitigation monitoring. This ongoing study follows the construction phases of the implementation of the vernal pool habitat mitigation plan (PAR Environmental Services, Inc., [PAR] 1994) for the Cosumnes River Boulevard/Calvine Road interchange at State Route 99 in Sacramento County, California (Figures 1 and 2). This report describes vegetation establishment in the 2.8-acre vernal pool which was created to mitigate for the loss of 2.24 acres of wetland and vernal pool habitat during the construction of this interchange. Plant cover data was collected from the created vernal pool and the adjacent impacted vernal pool (control pool A) during two monitoring visits in spring 1999 (Figure 3). Photographs of the pools are included in Appendix A. Aquatic resource investigations are presented here as well, and describe the populations of special status aquatic invertebrates in the created and control pools.

This report also describes the results of the Strawberry Creek Enhancement Plan (Mark Thomas & Co., Inc. 1993) that was implemented in 1994 by the City of Sacramento Public Works Department. This is the first year that PAR Environmental Services, Inc. (PAR) has reported on this creek revegetation plan. The purpose of the Strawberry Creek Enhancement Plan was to mitigate for 0.26 acres of impacts to Strawberry Creek with 0.7 acres of native tree and shrub plantings along the creek banks. A total of 29, 15 gallon trees (6 black walnuts, 12 valley oaks, and 11 interior live oaks), and 70 one gallon shrubs (31 toyon, 39 elderberries) were to be planted.

The purpose of constructing a new vernal pool at this site was to create a wetland habitat that replicated the conditions of the wetland sites impacted by the construction. Baseline data were collected from the impacted vernal pool in 1994 to use in assessing the success of the created vernal pool as plant species become established there. The amount of absolute plant cover and the proportion of native vernal pool plant endemics that cover the created vernal pool, in comparison to the baseline data from comparable naturally occurring populations, were used to determine the biological success of the mitigation effort.

The ecology of vernal pools is one in which the native plant habitat varies from year to year depending on the amount and timing of winter rainfall. The variation in plant coverage data collected in the created and control vernal pools from one year to the next is largely a result of climatic variation. In assessing the long-term success of the created vernal pool it is important to emphasize the trends shown in the graphs of absolute plant cover and cover by native vernal pool plant species over time.

According to the U.S. Army Corps of Engineers (ACOE) mitigation and monitoring guidelines (ACOE 1996), vernal pool mitigation projects require at least five years of monitoring, beginning when the construction of the mitigation wetlands is completed. Continual success of the mitigation wetlands, without human intervention, must be demonstrated for three consecutive years.

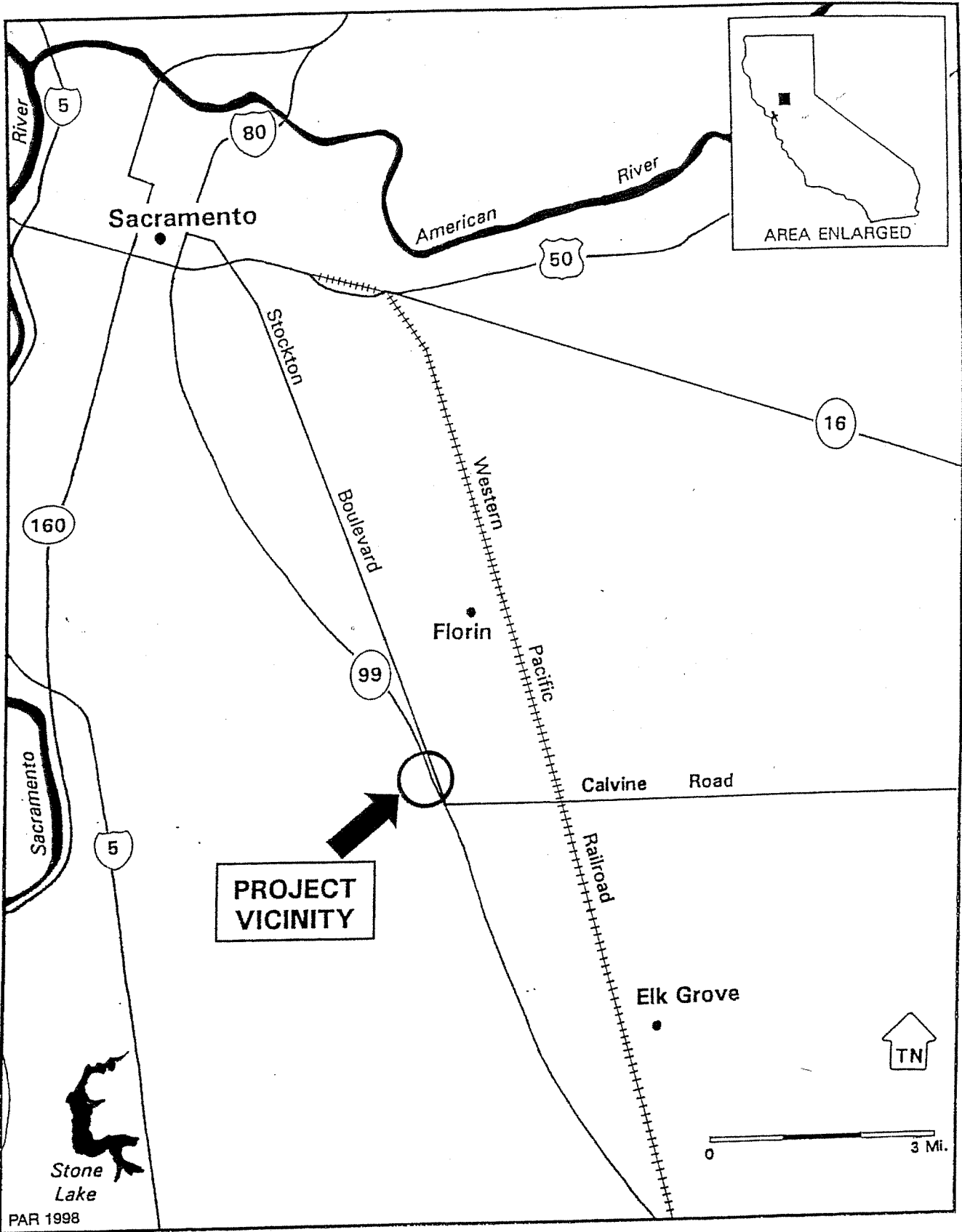


Figure 1. Project Vicinity

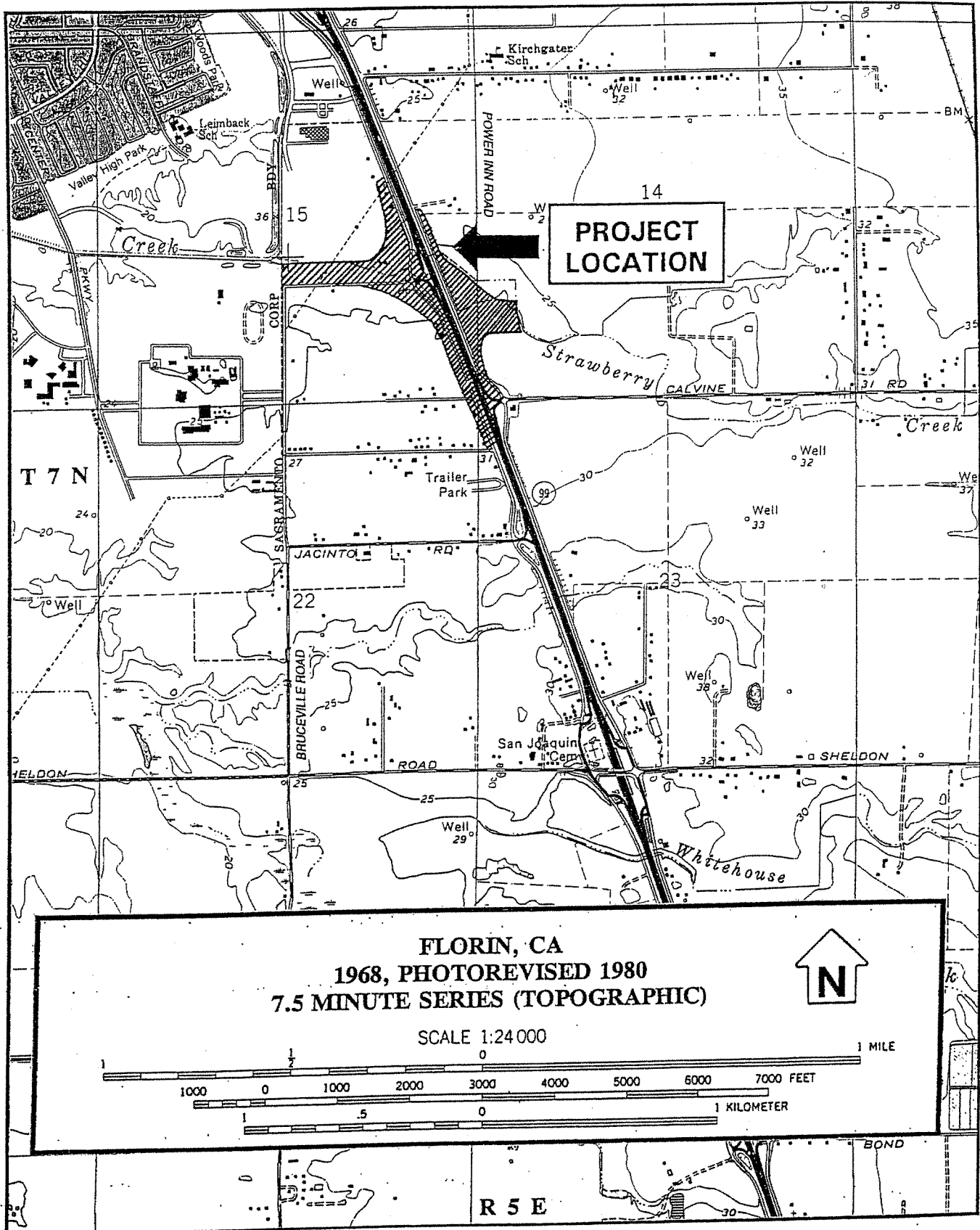
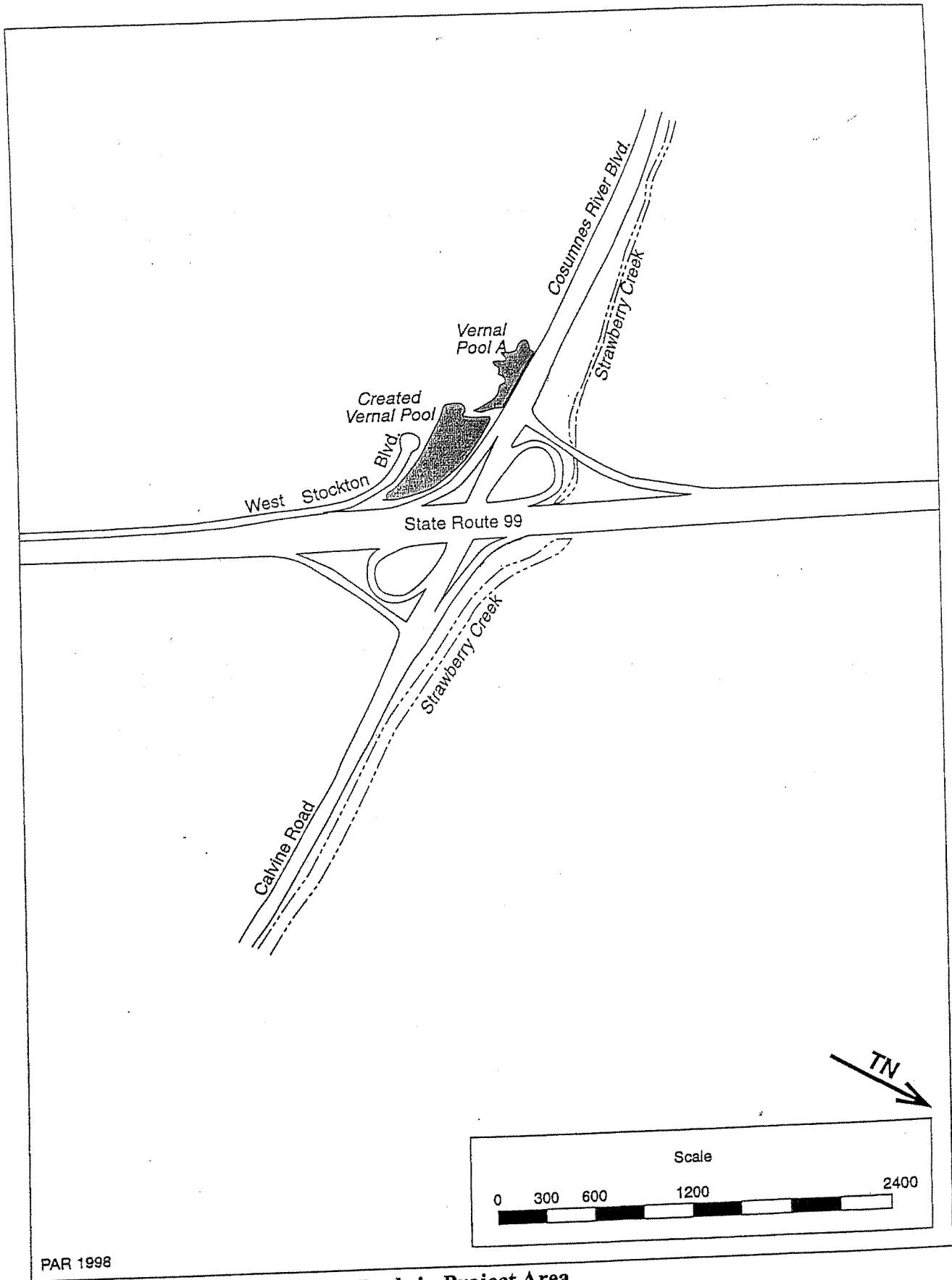


Figure 2. Project Location



PAR 1998

Figure 3. Created and Existing Pools in Project Area

METHODS

Vernal Pool Plant Coverage Data Collection

For the fifth year, plant species were sampled in the created vernal pool using a series of line transects from fixed points (established in 1995) within the pool, and extending across the pool. These transects were set up to cross the full range of microhabitats that exist in the created vernal pool, and have now been used to collect vegetation coverage data for five consecutive years. A 0.5 square meter (m^2) quadrat subdivided into 25 ten-centimeter (cm)-square (cm^2) subplots was placed at five-meter intervals along the line transects for a total of 42 sampling plots. The statistical reason for choosing this number of sampling plots was described previously (PAR 1994).

In addition, 14 sampling plots were evaluated in the remaining section of the impacted pool (Pool A) as control data.

Each quadrat was assessed for (1) plant species composition, (2) species percent cover (to the nearest five percent), and (3) percent cover of bare soil. A sample data sheet is presented in Appendix B. The surveys occurred on April 24 and May 23, 1999 during the early and active growing period of the native vernal pool plant species in the created pool. The raw data is included in Appendix C. The rainfall pattern experienced in Sacramento in 1999 (slightly below normal winter rainfall amounts) caused the vernal pools to dry out three to four weeks earlier than during the unusually wet winter and spring of 1998.

Created Vernal Pool Vegetation Success Criteria

The development of standard criteria to measure the success of vernal pool mitigation efforts is an ongoing process. The criteria outlined in this report rely on the recommendations made in the draft guidelines set forth by the ACOE in their 1994 report (ACOE 1994).

Vegetation Cover

According to the ACOE draft monitoring guidelines (ACOE 1994), the total vegetative cover for the created vernal pool should equal or exceed the total vegetative cover that existed in the impacted vernal pools. This plant cover value for the existing impacted pools was determined by collecting baseline plant coverage data from the impacted pool in 1994, prior to construction. Based on these guidelines and data collected from the impacted pool in 1994, a goal of 84 percent relative plant cover was recommended after five years of monitoring. Of that 84 percent, 64 percent relative plant cover was to have been comprised of native vernal pool plants after five years (PAR 1994). When preparing the annual monitoring report in years two through five, the total cover value graph was to have indicated progress towards this

plant cover goal, and, if not, this would have indicated a need for corrective action in the created pool.

In late 1996, this guideline was altered to state that "The total vegetative cover for each created vernal pool must be no less than 30 percent relative cover and 30 percent total species from the Central Valley Vernal Pool Species List (CVVPSL), and within the range found in natural vernal pools" in the ACOE final monitoring guidelines (ACOE 1996).

Plant Species Composition

The ACOE draft monitoring guidelines (ACOE 1994) also recommended that the proportion of plant species that are native vernal pool plant species in the created vernal pool should equal or exceed the baseline value found in the impacted pools after five years. In 1994 sampling, this baseline value was determined to be 56 percent of the plant species occurring in the impacted pool. Again, the annual preparation of the graph of native vernal pool plant species composition prepared in years two through five was to have indicated progress towards this standard and, if not, would have indicated a need for remedial action during the monitoring period.

Unlike the 1994 draft guidelines, no goals were specified in the final ACOE guidelines for percent of total plant species in a created vernal pool from the CVVPSL (ACOE 1996).

Hydrophytic Vegetation

Both the draft monitoring guidelines (ACOE 1994) and the final created vernal pool monitoring guidelines (ACOE 1996) specify that after five years each created vernal pool must be dominated by hydrophytic vegetation according to the method provided in the ACOE 1987 wetlands delineation manual (ACOE Environmental Laboratory, 1987).

Aquatic Resources Sampling Methods

The aquatic resources occurring with the natural vernal pool A and the created vernal pool 1 (see Figure 3) were characterized by sampling for large branchiopods and recording water quality and physical pool parameters (i.e., maximum and average water depth), wildlife use, and surface weather observations described below. Pool A served as a control pool in which the relative success of the created pool, regarding the aquatic resources could be compared.

Large Branchiopod Sampling

Surveys for large branchiopods were conducted on February 15 and March 13 and 28, 1999 by Brent Helm of May Consulting Services under permit PRT-795930 of Section 10 (a) (1) (A) of the federal Endangered Species Act.

Information regarding large branchiopod composition and relative abundance was derived from 10 semi-quantitative samples taken with a dipnet. Each sample represented approximately 25 liters of water. The sampling procedure entailed the horizontal movement of the dipnet one meter along the bottom of the pool. Samples were taken at roughly equal distance along a transect that bisected the pools in a north-south direction. Large branchiopod species captured were enumerated and the instar stage (growth stage) was determined or in the case of tadpole shrimp the carapace length was measured and the number of cysts, if any, were enumerated.

In addition to large branchiopods, other aquatic invertebrates species and relative abundances were noted. Several strategically placed sweeps with the dipnet were conducted in an attempt to capture less common and more mobile species.

Water Quality Sampling

Water quality sampling was conducted concurrent with large branchiopod surveys. Water temperature, oxygen concentration, and pH sample measurements were taken just below the surface waters at the center of each pool. Measurements of water temperature and oxygen concentration were taken with a Yellow Spring Instrument (YSI) and pH measurements with a Whatmans pH meter. An alcohol thermometer was also used to measure temperature. A small (four-inch diameter) secchi disk was used to determine relative turbidity.

Physical Pool Parameters

Estimates of the physical pool parameters were conducted concurrent with large branchiopod surveys. The maximum and average depth of the pools were estimated by measuring the depth of the water at one-meter intervals along a transect that bisected the pools in a north-south direction.

The approximate size of control pool A was measured last year during the May 1998 site visit to ensure that this pool had not been adversely affected (in terms of size) by the permanent presence of the widened roadway to the south. The pool is now about 1.6 acres in size, as compared to 1.5 acres of vernal pool acreage that was to remain unimpacted by the construction of the adjacent interchange. It therefore appears that the existing remaining portion of vernal pool A is the same size or larger than before construction.

Surface Weather Observations

Surface weather observations (i.e., sky conditions, wind speed and direction, air temperature) were recorded in the field concurrent with large branchiopods surveys. Wind speed and direction were estimated according to the Beaufort scale. Air temperature was measured with an alcohol thermometer at waist height sheltered from the wind.

Wildlife Use

Because of the close proximity of the project site to the home residence of Brent Helm, he was able to observe wildlife use of the pools on two occasions (January 3 and February 8, 1999) in addition to those observations conducted concurrently with large branchiopod surveys. Wildlife surveys were restricted to large vertebrates (mostly waterbirds) using visual observations with the aid of binoculars.

Aquatic Data Statistical Analysis

Field data were recorded on standardized data forms. Data were then entered from field forms into Microsoft ® Excel™ spreadsheets. Spreadsheets were then imported into Minitab® statistic software package for analysis. Descriptive statistics for all parameters collected in the fields were generated and the means of these parameters from each pool were tested for significant differences using the nonparametric Mann-Whitney Test. Critical values were $\alpha = 0.05$.

Strawberry Creek Tree and Shrub Monitoring

PAR revegetation specialist Carolyn Chainey-Davis and PAR principal biologist Susan Sanders surveyed the replanting site on September 20, 1999. Using the Plant Records Form (Appendix D) from the Strawberry Creek Enhancement Plan, they measured the condition of each plant with an evaluation of leaf turgor, stem caliper, leaf color, and foliage density. Each of these parameters was assessed as excellent, good, fair, poor, or dead. Height canopy and canopy diameter were also measured for each planting.

VEGETATION RESULTS

Created Vernal Pool Data Collection

Average percent cover was calculated for all plant species in the created vernal pool on each of the two dates of data collection in 1999. Each average was derived from the percent cover data from the 42 quadrats along all of the transects on that particular date. The average percent cover in the created pool for the April and May sampling visits were 105 percent and 119 percent respectively (Appendix C).

The cumulative average percent cover values are shown in Table 1. These averages were derived from the two dates of data collection and are used as a measurement of annual plant cover. The cumulative average for percent vegetation cover was 112 percent. The most common species seen in 1999 were *Convolvulus arvensis*, *Crassula aquatica*, *Lasthenia glaberrima*, *Phyla nodiflora* var. *nodiflora*, and *Plagiobothrys stipitatus*. Three of these plant species are native vernal pool species (*Crassula*, *Lasthenia*, and *Plagiobothrys*). Slightly greater concentrations of plants were seen on higher points and ridges in the created pool than in the lowest elevations of this pool, but this discrepancy in plant distribution has become less pronounced with each passing year.

Percent cover values for the more abundant plant species growing in the created vernal pool are depicted in Figure 4. In this figure it is seen that the native vernal pool plant species *Plagiobothrys stipitatus* has increased in cover to a fairly steady 40 percent cover in the created pool. Other native vernal pool plant species showing steadily increasing coverage in the created pool include *Eryngium vaseyi*, *Lasthenia glaberrima*, and *Psilocarphus tenellus*. The percent of unvegetated ground surface has maintained a downward trend in the created pool since the hydrology of this pool was corrected in 1996.

In Table 1 the data for percent cover of unvegetated soil or bare ground show a cumulative average in the created pool in Year 5 of 19%; a decrease from the 69%, 74%, 33%, and 32% seen in Years 1, 2, 3, and 4 respectively. The value obtained for bare ground presence is used to derive the relative plant cover value. Thus the relative plant cover in the created pool in 1999 was 81%, compared to 31%, 26%, 67%, and 68% in Years 1, 2, 3, and 4 respectively. These results are shown in Figure 5.

The cumulative average plant cover for native vernal pool plant species is important in assessing the progress towards a predominance of native vernal pool plant species in the created vernal pool. In 1999, the cumulative average plant cover was 112.0% in the created vernal pool, as mentioned above. Of this 112.0% plant cover, 73.4% consisted of native vernal pool plant species (Table 1) as found on the ACOE Central Valley vernal pool plant species list (ACOE 1996). Thus 66% (73.4/112) of the total vegetative cover in the created vernal pool was made up of native vernal pool plant species. This compares to 82%, 48%, 77%, and 68% in Years 1, 2, 3, and 4 respectively as shown in Figure 6.

Figure 4 - Representative Plant Species Coverage

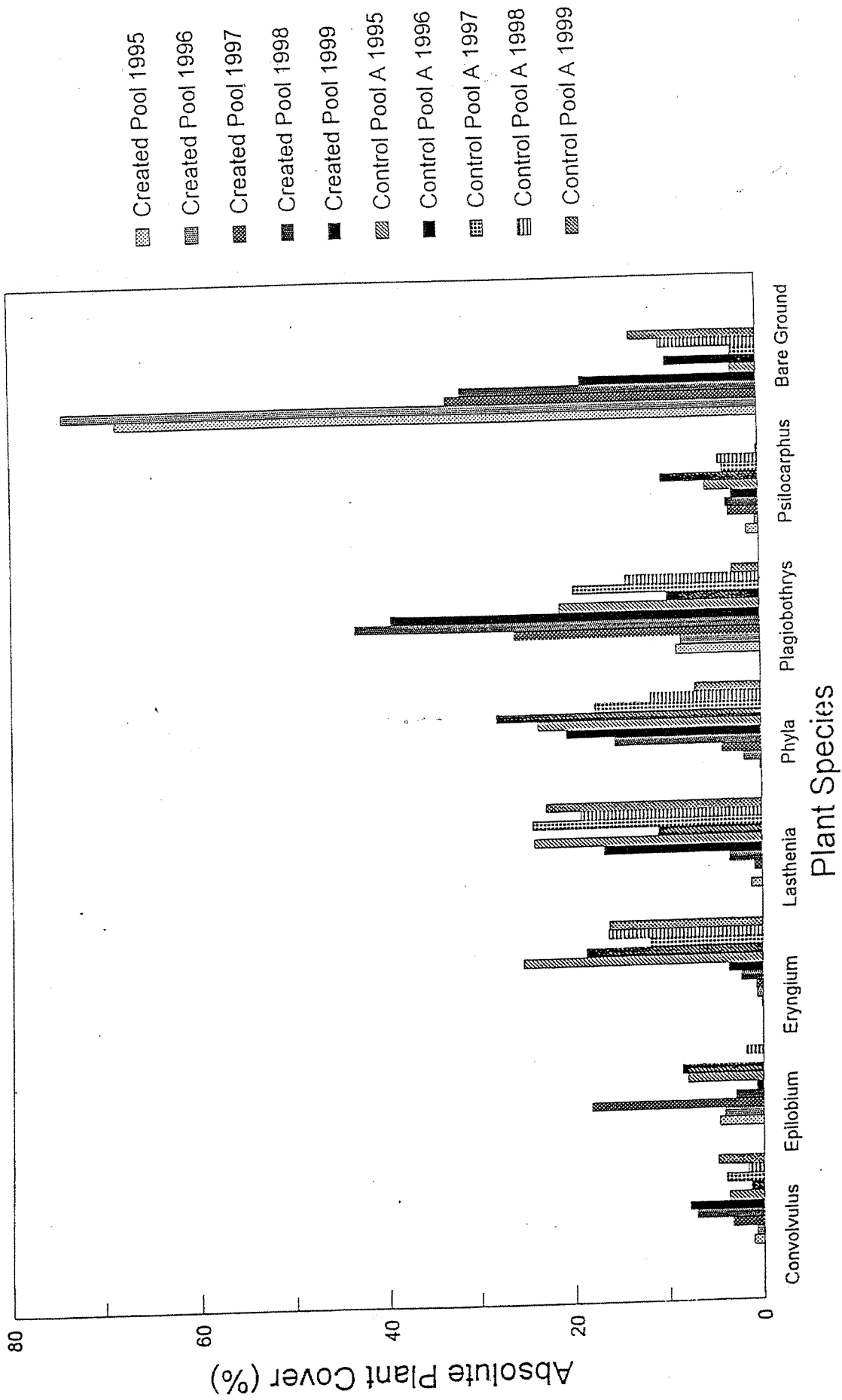
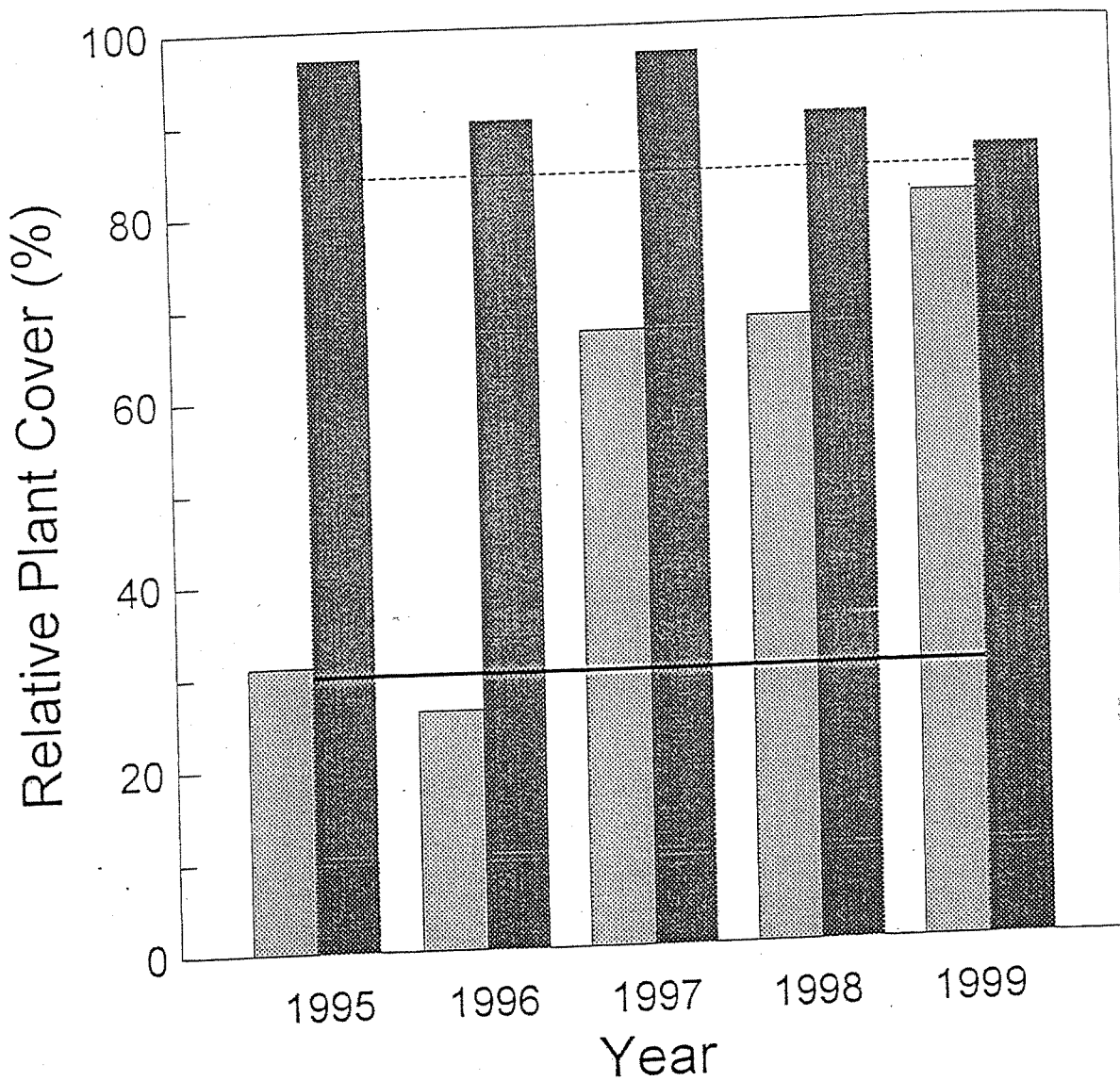


Table 1. Percent Vegetation Cover Averages for the Created Pool

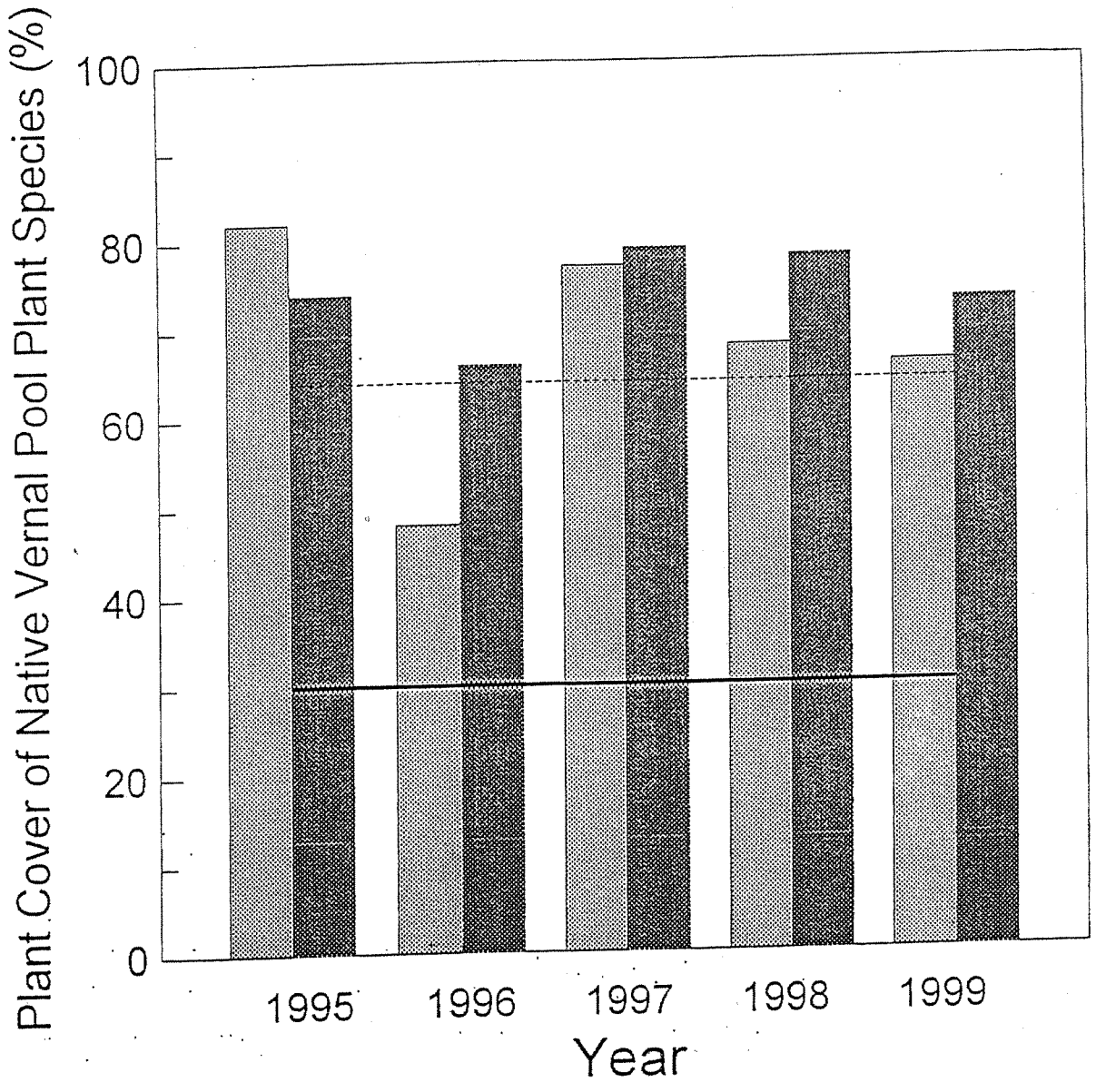
SPECIES	1995		1996		1997		1998		1999	
	Average Plant Cover	% Native Plant Cover	Average Plant Cover	% Native Plant Cover	Average Plant Cover	% Native Plant Cover	Average Plant Cover	% Native Plant Cover	Average Plant Cover	% Native Plant Cover
<i>Alopecurus saccatus</i>	0.1%	0.1%	0	0	4.2	4.2	2.7	2.7	2.3	2.3
<i>Callitriche marginata</i>	5.8	5.8	0.1	0.1	5	5	1.5	1.5	0	0
<i>Convolvulus arvensis</i>	1	non-native	0.7	non-native	3.3	non-native	7.1	non-native	7.9	non-native
<i>Crassula aquatica</i>	2.1	2.1	0.5	0.5	0.2	0.2	5.3	5.3	3.9	3.9
<i>Cuscuta howelliana</i>	0.2	0.2	0	0	0.2	0.2	0.1	0.1	0.1	0.1
<i>Cyperus eragrostis</i>	0.4	non-VP	0.4	non-VP	0.4	non-VP	0	non-VP	0	non-VP
<i>Downingia bicornuta</i>	2.5	2.5	0.5	0.5	4.3	4.3	1.8	1.8	0.2	0.2
<i>Eleocharis macrostachya</i>	0	0	0	0	0.1	0.1	0.4	0.4	0.9	0.9
<i>Epilobium cleistogamum</i>	4.6	4.6	4	4	18.3	18.3	2.9	2.9	0.7	0.7
<i>Eremocarpus setigerus</i>	0.6	non-VP	0.7	non-VP	0.5	non-VP	0.5	non-VP	1.0	non-VP
<i>Eryngium vaseyi</i>	0.1	0.1	0.6	0.6	0.7	0.7	2.3	2.3	3.6	3.6
<i>Gratiola ebracteata</i>	0	0	0.2	0.2	0.1	0.1	0.4	0.4	0	0
<i>Juncus bufonius</i>	0	non-VP	0	non-VP	0.1	non-VP	0	non-VP	0	non-VP
<i>Lasthenia fremontii</i>	0	0	0	0	0	0	0.4	0.4	2.3	2.3
<i>Lasthenia glaberrima</i>	1.1	1.1	0	0	0.8	0.8	3.4	3.4	16.9	16.9
<i>Lepidium latifolium</i>	0	non-native	0	non-native	0.5	non-native	1.9	non-native	2.1	non-native
<i>Lilaea scilloides</i>	3	3	0.8	0.8	1.5	1.5	0.4	0.4	0	0
<i>Lolium multiflorum</i>	0.1	non-native	0.2	non-native	2.1	non-native	0.6	non-native	0.8	non-native
<i>Lythrum hyssopifolium</i>	2.4	non-native	3.5	non-native	3.3	non-native	1.1	non-native	0.4	non-native
<i>Phyla nodiflora</i> var. <i>nodiflora</i>	0.1	non-VP	1.8	non-VP	4.1	non-VP	15.6	non-VP	20.8	non-VP
<i>Plagiobothrys stipitatus</i>	9	9	8.5	8.5	26.2	26.2	43.4	43.4	39.6	39.6
<i>Polygonum arenastrum</i>	0	non-native	0.5	non-native	1	non-native	2.2	non-native	0.6	non-native
<i>Psilocarphus tenellus</i>	1.3	1.3	0.4	0.4	3.2	3.2	3.5	3.5	2.9	2.9
<i>Rumex crispus</i>	0	non-native	1.7	non-native	1.2	non-native	0	non-native	0.2	non-native
<i>Veronica peregrina</i> ssp. <i>xal.</i>	0.4	non-VP	0.4	non-VP	1.1	non-VP	1.2	non-VP	0.4	non-VP
<i>Xanthium strumarium</i>	1.5	non-VP	7.1	non-VP	2	non-VP	2.1	non-VP	1.0	non-VP
PLANT TOTALS	36.6	29.9	32.6	15.6	84.4	64.8	100.7	68.5	112.0	73.4
Bare Ground	68.5		74.2		33.3		31.7		18.9	

Figure 5 - Total Vegetation Cover



- Created Pool
- Control Pool A
- Original Success Criteria Goal
- New Success Criteria Goal

Figure 6 - Native Vernal Pool Species Cover



- Created Pool
- Control Pool A
- Original Success Criteria Goal
- New Success Criteria Goal

In Table 1 it is seen that 21 plant species were found in the created vernal pool in 1999. Eleven of these plant species are considered to be native vernal pool endemics (ACOE 1996). Therefore 52% of the individual species found in the created pool in 1999 were native vernal pool plant species. This compares to 58%, 47%, 52%, and 61% in Years 1, 2, 3, and 4 respectively as shown in Figure 4.

Control Vernal Pool "A" Data Collection

Average percent cover also was calculated for all plant species in the remaining portion of the impacted vernal pool (Control Pool A) on each of the two dates of data collection. Each average was derived from the percent cover data from the 14 quadrats along two transects on that particular date. The total vegetative cover for the 1999 April and May sampling visits were 96 percent and 110 percent respectively. In many cases, the total plant coverage in an individual plot adds up to a value greater than 100 percent. This often happens when measuring percent plant cover in a multi-layered habitat. In this case there are species that form a dense cover on the surface of the ground such as *Phyla nodiflora*, while other species provide varying amounts of coverage 4 to 12 inches above the ground.

As shown in Table 2, the cumulative average plant cover for the control pool was 103 percent which is lower than the 125 percent cover seen in this pool during baseline data collection in 1994 (PAR 1994). Figure 1 depicts plant percent cover values for some of the more common plant species found in the created and control vernal pools during the five years of monitoring. This figure depicts the variation in percent cover that can occur for a given plant species from one year to the next in the same vernal pool.

In Table 2 there is also a value for percent cover of unvegetated soil or bare ground in the control pool. The cumulative average for bare ground in the control pool in 1999 was 14%, as compared to 3%, 10%, 3%, and 10% in Years 1, 2, 3, and 4 respectively. This means that the relative plant cover in the control pool in 1999 was 86%, compared to 97%, 90%, 97%, and 90% in Years 1, 2, 3, and 4 respectively. These results are shown in Figure 5.

A cumulative average plant percent cover for native vernal pool plant species was calculated in the control pool from 1999 sampling data and is shown in Table 2. This value for all plant species was 103.2%, and 74.9% cover consisted of native vernal pool plant species as found on the on the ACOE Central Valley vernal pool plant species list (ACOE 1996). Thus 73% (74.9/103.2) of the total vegetative cover in the control vernal pool was made up of native vernal pool plant species. This compares to 64%, 74%, 66%, 79%, and 78% in baseline, Year 1, 2, 3, and 4 data respectively as shown in Figure 6.

Table 2. Percent Vegetation Cover Averages for the Control/Impacted Pool A

SPECIES	1995		1996		1997		1998		1999	
	Average Plant Cover	% Native Plant Cover	Average Plant Cover	% Native Plant Cover	Average Plant Cover	% Native Plant Cover	Average Plant Cover	% Native Plant Cover	Average Plant Cover	% Native Plant Cover
<i>Alopecurus saccatus</i>	0.9%	0.9%	0.2	0.2	9.1	9.1	4.1	4.1	5.0	5.0
<i>Calitriche marginata</i>	0.9	0.9	0	0	0.7	0.7	0.5	0.5	0	0
<i>Convolvulus arvensis</i>	3.6	non-native	1.3	non-native	3.9	non-native	1.6	non-native	4.8	non-native
<i>Crassula aquatica</i>	0.7	0.7	0.7	0.7	0	0	0	0	0	0
<i>Cuscuta howelliana</i>	0.5	0.5	0	0	0.9	0.9	1.3	1.3	0	0
<i>Cyperus eragrostis</i>	0	non-VP	0.4	non-VP	0.5	non-VP	0	non-VP	0	0
<i>Downingia bicornuta</i>	4.1	4.1	3.0	3.0	0.5	0.5	6.3	6.3	0	0
<i>Eleocharis macrostachya</i>	16.4	16.4	14.6	14.6	21.3	21.3	23.8	23.8	27.3	27.3
<i>Epilobium cleistogamum</i>	8.0	8.0	8.6	8.6	0	0	1.8	1.8	0	0
<i>Eremocarpus setigerus</i>	0	non-VP	0.7	non-VP	0	non-VP	0	non-VP	0.2	non-VP
<i>Eryngium vaseyi</i>	25.5	25.5	18.8	18.8	12.0	12.0	16.4	16.4	16.3	16.3
<i>Gratiola ebracteata</i>	0	0	0.9	0.9	1.1	1.1	0.4	0.4	0	0
<i>Juncus xiphioides</i>	2.7	non-VP	0.5	non-VP	0	non-VP	0.2	non-VP	1.4	non-VP
<i>Lasthenia fremontii</i>	0	0	0	0	0	0	1.8	1.8	0.2	0.2
<i>Lasthenia glaberrima</i>	24.3	24.3	11.1	11.1	24.5	24.5	19.3	19.3	23.0	23.0
<i>Lilaea scilloides</i>	0	0	0.2	0.2	0	0	0	0	0	0
<i>Lolium multiflorum</i>	2.9	non-native	1.8	non-native	1.3	non-native	0	non-native	0.5	non-native
<i>Lythrum hyssopifolium</i>	2.0	non-native	0.5	non-native	0	non-native	0.2	non-native	0	non-VP
Other species										
<i>Phyla nodiflora</i> var. <i>nodiflora</i>	23.8	non-VP	28.2	non-VP	17.7	non-VP	11.8	non-VP	7.0	non-VP
<i>Pitularia americana</i>	0.2	0.2	1.3	1.3	0	0	0.2	0.2	0	0
<i>Plagiobothrys stipitatus</i>	21.4	21.4	10.0	10.0	20.0	20.0	14.3	14.3	2.9	2.9
<i>Polyopogon monspeliensis</i>	0.7	non-native	5.2	non-native	1.1	non-native	12.5	non-native	8.9	non-native
<i>Psilocarphus tenellus</i>	5.7	5.7	10.5	10.5	3.8	3.8	4.3	4.3	0.2	0.2
<i>Ranunculus bonariensis</i>	0	0	0	0	0	0	0.7	.7	0	0
<i>Rumex crispus</i>	1.4	non-native	1.3	non-native	0.9	non-native	0.5	non-native	0.7	non-native
<i>Veronica peregrina</i> ssp. <i>xal.</i>	0	non-VP	0	non-VP	0.2	non-VP	0	non-VP	0	non-VP
<i>Xanthium strumarium</i>	1.4	non-VP	0.9	non-VP	0	non-VP	0.2	non-VP	0	non-VP
PLANT TOTALS	147.1	108.6	120.5	79.9	119.5	93.9	122.2	95.2	103.2	74.9
Bare Ground	2.7		9.8		2.7		10.4		13.6	

Sixteen plant species were found in the control vernal pool in 1999 (Table 2), and seven of these plant species are considered to be native vernal pool endemics (ACOE 1996). Therefore 44% of the individual species found in the control pool in 1999 were native vernal pool plant species, as compared to 56%, 60%, 55%, 59%, and 67% in baseline, Year 1, 2, 3, and 4 data respectively. These results are presented in Figure 7.

The approximate size of control pool A was measured during the late May site visit in 1998 (Year 4) to ensure that this pool had not been adversely affected (in terms of size) by the permanent presence of the widened roadway to the south. The pool was then about 1.6 acres in size as compared to 1.5 acres of vernal pool acreage that was to remain unimpacted by the construction of the adjacent interchange. It appeared that the existing remaining portion of control pool A was thus actually slightly larger than before construction. This situation is unchanged in 1999 (Year 5).

Hydrology and Soil Monitoring

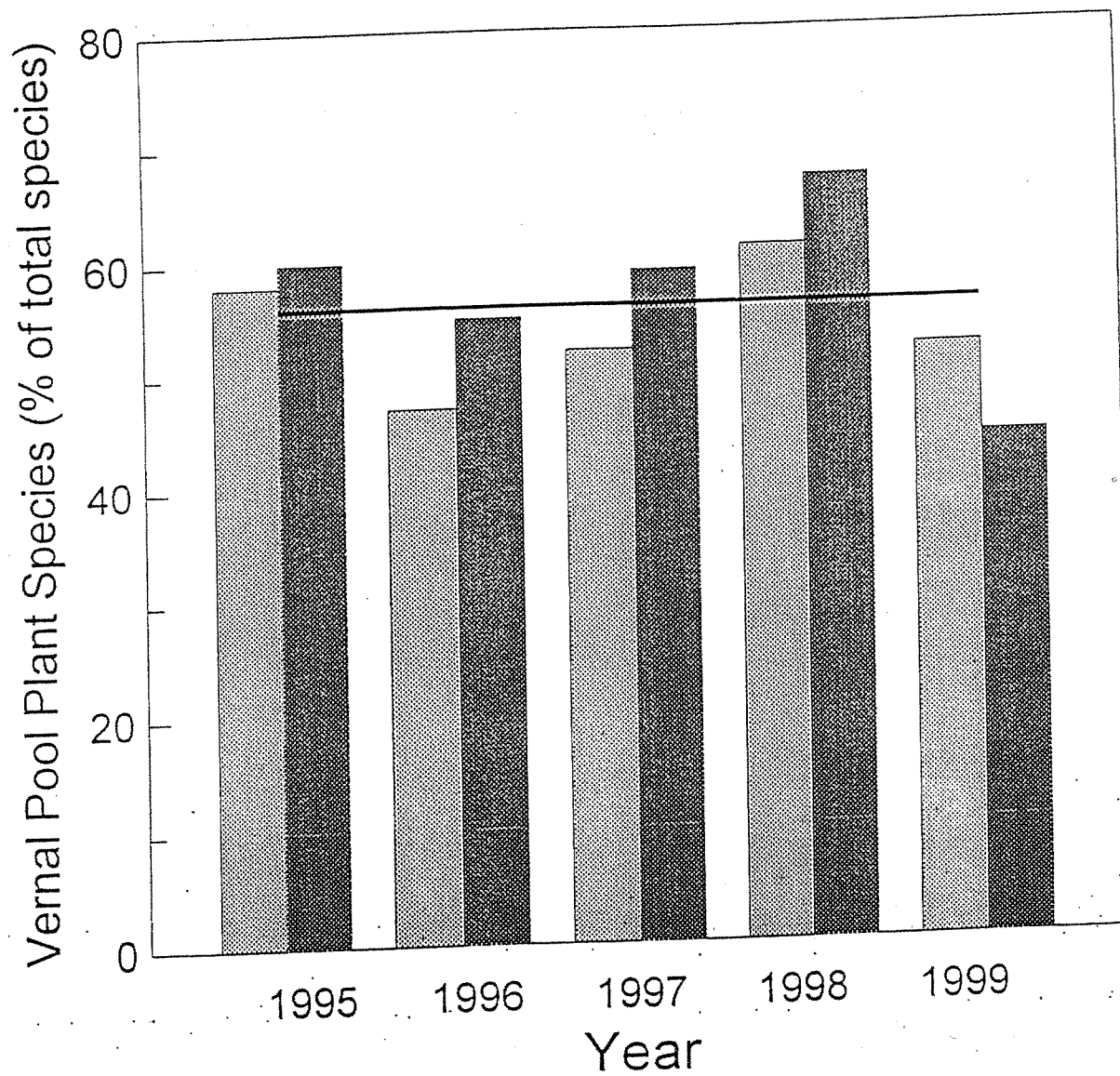
Only the lowest portion of control pool A had a very small amount of standing water at the time of the first monitoring visit in late April 1999. Other areas on the surface of the lowest portions of this pool and the created pool were only damp. Examination of the soil in the created pool found that the soil was still wet just below the surface in some areas. Observations made by Brent Helm during and after the rainy season suggest that the created pool continues to pond water for a considerable amount of time. Indirect hydrologic indicators used by the ACOE to determine jurisdictional wetlands were present in many areas of the created pool in the spring. These indicators included sediment deposits (primary indicator) and oxidized rhizospheres, algal mats, and ostracods (secondary indicators). In addition, soil investigations indicated the presence of mottles in the soil, a hydric soil indicator.

Site Quality Monitoring

The quality of the site was visually assessed during the two monitoring visits in 1999. Human-related disturbances to the created vernal pool continue to be fairly minimal at this time. There was no evidence of motorized vehicle use within the pool. Some garbage dumping continues at the end of the cul-de-sac adjacent to the south rim of the pool, and some of this material ends up in the pool.

No signs of excessive erosion were evident in the created pool, and the banks of the pool are becoming more vegetated. Livestock and other domestic animals continue to have no apparent impact on the created pool at this time. Drivers continue to believe that the cul-de-sac is not a dead-end road as the road signs indicate, and this will undoubtedly continue indefinitely.

Figure 7 - Plant Species Composition



- Created Pool
- Control Pool A
- Success Criteria Goal

AQUATIC RESOURCES - RESULTS

Water Quality

Table 3 presents the results of the water quality analysis. No statistical analysis was conducted because of the small sample size ($n = 3$), but there is no apparent difference in water temperature and pH between the created pool and the natural pool for a given sampling date. However, oxygen concentration and turbidity measurements were slightly greater for the created vernal pool in comparison to the natural pool. The greater turbidity is probably a result of the created pool having a larger surface area exposed to the wind and less emergent plants, thereby allowing a through mixing of water. This is expected given the clayey loam substrate and large fetch of the created pool.

The slightly higher oxygen concentration measurements obtained from the water of the created pool compared to the natural pool may be attributed to the greater mixing potential of the water. Also, the lower density of macrophytes (macroscopic water loving plants) in the created pool would result in less oxygen consumption at night during the respiration process.

The oxygen concentration of the two pools might be more similar if they were sampled later in the day when oxygen is being produced by the photosynthetic organisms instead of during the early morning hours after a night of respiration. Another factor, which may contribute to greater oxygen, is the large volume of water, with a greater specific heat.

Similar to many other internally drained basins, the natural and created vernal pools are slightly alkaline, tending to increase as evaporation and transpiration of water increases.

Large Branchiopod Sampling

Table 4 shows the results of large branchiopod occurrence within the natural and created pool. Table 5 reveals the results of the descriptive statistics. In general, the data indicate that during the 1998-99 monitoring period the created pool supports a significantly higher concentration of *Lindieriella occidentalis* in comparison of the natural pool (Table 6). In contrast, there was no significant difference in the concentration of *Lepidurus packardii* between the two pools. Similarly there was no significant difference in the number of cysts per individual of *L. packardii* between the two pools.

Both the created pool and the natural pool supported a moderate diversity of aquatic invertebrates. Similar to other vernal pools in the area, three crustaceans: copepods, ostracods, and cladocerans, dominate in terms of biomass. The greatest difference between the two pools concerning aquatic invertebrates was the richness and abundance. The natural pool had a slightly greater number of invertebrate taxa than the created pool. This may be explained because the natural vernal pool has more emergent vegetation that increases the variety of habitats and niches of aquatic organisms.

Table 3. Wildlife and Surface Weather Observations and Water Quality Data for the Calvine Road and State Route 99 Vernal Pools

Date	Sample Time	Pool Number	Surface Weather Conditions			Water					Wildlife Use		
			Sky Conditions	Wind Speed (kph) / Dir.	Air Temp (C)	Temp (C)	Oxygen Conc. mg/l	pH	Turbidity	Depth (cm) Max Ave			
3-Jan-99	9:00 AM	NP 1	partly cloudy	NR	NR	NR	NR	NR	NR	NR	NR	NR	2 M
3-Jan-99	9:00 AM	CP	partly cloudy	NR	NR	NR	NR	NR	NR	NR	NR	NR	4 CE, 1M
8-Feb-99	8:00 AM	NP 1	partly cloudy	NR	NR	NR	NR	NR	NR	NR	NR	NR	1 M, 1 GYL
8-Feb-99	8:00 AM	CP	partly cloudy	NR	NR	NR	NR	NR	NR	NR	NR	NR	2 M, 3 CE,
15-Feb-99	8:00 AM	NP 1	partly cloudy	5/South	12	11.3	7	7.1	slight	51	45	1 GE	
15-Feb-99	9:00 AM	CP	partly cloudy	5/South	12	11	9.7	7.4	moderate	57	47.5	2 GE, 1 BNS	
13-Mar-99	8:00 AM	NP 1	sunny	5/South	14	13.8	6.3	7.6	slight	33	24.5	1 BNS	
13-Mar-99	9:00 AM	CP	sunny	5/South	14	13.3	7.2	7.6	moderate	38	29.5	3 M, 1 GYL	
28-Mar-99	8:00 AM	NP 1	sunny	None	14	14.8	4.1	7.8	slight	19	14	1 CS	
28-Mar-99	8:00 AM	CP	sunny	None	14	15	5.9	7.9	moderate	16	9	4 K, 2 CS	

BNS = black necked stilt
 GE = great egret
 M = mallard
 CE = cattle egret
 GYL = greater yellow legs
 CS = common snipe
 K = killdeer

NR = not recorded
 NP = natural pool
 CR = created pool

Table 4. Enumeration of Large Branchiopods Sampled at the Calvine Road and State Route 99 Vernal Pools

Sampling Date	Pool Number	Sample Number	Number of Large Branchiopods per 25 L									
			<i>Linderiella occidentalis</i>				<i>Lepidurus packardii</i>					
			Instar Stages				Size (mm)					
			>15	10 to 15	5 to 10	1 to 5	>20	10 to 20	5 to 10	<5		
15-Feb-99	NP 1	1	7						1			
15-Feb-99	NP 1	2	9									
15-Feb-99	NP 1	3	11						2			
15-Feb-99	NP 1	4	4									
15-Feb-99	NP 1	5	8						1			
15-Feb-99	NP 1	6	10						2			
15-Feb-99	NP 1	7	7					1(30)				
15-Feb-99	NP 1	8	9									
15-Feb-99	NP 1	9	3						1			
15-Feb-99	NP 1	10	6									
15-Feb-99	CP	1	14						2			
15-Feb-99	CP	2	23					1				
15-Feb-99	CP	3	26						1			
15-Feb-99	CP	4	32									
15-Feb-99	CP	5	37					1 (23)				
15-Feb-99	CP	6	29						1			
15-Feb-99	CP	7	35						4 (34)			
15-Feb-99	CP	8	36						1			
15-Feb-99	CP	9	14									
15-Feb-99	CP	10	23									
13-Mar-99	NP 1	1	5						1			
13-Mar-99	NP 1	2	7									
13-Mar-99	NP 1	3	4									
13-Mar-99	NP 1	4	7									
13-Mar-99	NP 1	5	3					1 (51)				
13-Mar-99	NP 1	6	5					1				
13-Mar-99	NP 1	7	8									
13-Mar-99	NP 1	8	2						1			
13-Mar-99	NP 1	9	13					1 (45)				
13-Mar-99	NP 1	10	4						1			
13-Mar-99	CP	1	34									
13-Mar-99	CP	2	45						2			
13-Mar-99	CP	3	23									
13-Mar-99	CP	4	42					1				
13-Mar-99	CP	5	42									
13-Mar-99	CP	6	24						2			
13-Mar-99	CP	7	28					1 (69)				
13-Mar-99	CP	8	39					1	3			
13-Mar-99	CP	9	58						1 (17)			
13-Mar-99	CP	10	45									
18-Mar-99	NP 1	1	5									
18-Mar-99	NP 1	2	7									
18-Mar-99	NP 1	3	5					1(56)				

Table 4. Enumeration of Large Branchiopods Sampled at the Calvine Road and State Route 99 Vernal Pools (Continued)

Sampling Date	Pool Number	Sample Number	Number of Large Branchiopods per 25 L							
			<i>Linderiella occidentalis</i>				<i>Lepidurus packardii</i>			
			Instar Stages				Size (mm)			
			>15	10 to 15	5 to 10	1 to 5	>20	10 to 20	5 to 10	<5
18-Mar-99	NP 1	4	9						3	
18-Mar-99	NP 1	5	8							
18-Mar-99	NP 1	6	5							
18-Mar-99	NP 1	7	7							
18-Mar-99	NP 1	8	16							
18-Mar-99	NP 1	9	4				2			
18-Mar-99	NP 1	10								
18-Mar-99	CP	1	36							
18-Mar-99	CP	2	30							
18-Mar-99	CP	3	45				2 (36,42)	1		
18-Mar-99	CP	4	23							
18-Mar-99	CP	5	61					1		
18-Mar-99	CP	6	36				1(37)			
18-Mar-99	CP	7	45							
18-Mar-99	CP	8	34				2			
18-Mar-99	CP	9	23					2		
18-Mar-99	CP	10	67				1 (23)			

() = number of cysts (embryonic eggs) per individual

Table 5. Results of Descriptive Statistics

Date	Pool No.	Variable	Sample No.	Range						
				Min	Max	Mean	Median	TrMean	StDev	SEMean
15-Feb-99	NP	# of LO/ 25 L	10	3	11	7.4	7.5	7.5	2.547	0.806
15-Feb-99	CP	# of LO/ 25 L	10	14	37	26.9	27.5	27.25	8.46	2.68
15-Feb-99	NP	# of LP/ 25 L	10	0	2	0.8	1	0.75	0.789	0.249
15-Feb-99	CP	# of LP/ 25 L	10	0	4	1.1	1	0.875	1.197	0.379
13-Mar-99	NP	# of LO/ 25 L	10	2	13	5.8	5	5.375	3.155	0.998
13-Mar-99	CP	# of LO/ 25 L	10	23	58	38	40.5	37.37	10.89	3.44
13-Mar-99	NP	# of LP/ 25 L	10	0	1	0.6	1	0.625	0.516	0.163
13-Mar-99	CP	# of LP/ 25 L	10	0	4	1.1	1	0.875	1.287	0.407
18-Mar-99	NP	# of LO/ 25 L	10	0	16	6.6	6	6.25	4.14	1.31
18-Mar-99	CP	# of LO/ 25 L	10	23	67	40	36	38.75	14.78	4.67
18-Mar-99	NP	# of LP/ 25 L	10	0	3	1	1	0.875	1.054	0.333
18-Mar-99	CP	# of LP/ 25 L	10	0	3	1	1	0.875	1.054	0.333
All dates	NP	# of cysts/ LP	30	0	56	6.07	0	2.88	16.14	2.95
All dates	CP	# of cysts/ LP	30	0	69	8.1	0	5.27	16.58	3.03

LO = *Linderiella occidentalis*

LP = *Lepidurus packardii*

TrMean = True mean

SEMean = Standard error of the mean

StDev = Standard deviation from the mean

CP = Created Pool

NP = Natural Pool

Table 6. Results of Mann-Whitney Tests

Date	Variable	P-Value for CP vs. NP
15-Feb-99	# of LO/ 25 L	*0.0002
15-Feb-99	# of LP/ 25 L	0.737
13-Mar-99	# of LO/ 25 L	*0.0002
13-Mar-99	# of LP/ 25 L	0.5205
18-Mar-99	# of LO/ 25 L	*0.0002
18-Mar-99	# of LP/ 25 L	1.0000
All dates	# of LO/ 25 L	*0.0000
All dates	# of LP/ 25 L	0.5201
All dates	# of cysts/ LP	0.1488

* highly significant at $\alpha = 0.01$

LO = *Linderiella occidentalis*

LP = *Lepidurus packardii*

CP = Created Pool

NP = Natural Pool

Hydrology

The created pool is deeper and larger than the natural pool; however, the duration of inundation is roughly the same with the created pool initiating ponding early but drying earlier than the natural pool as well.

Wildlife Use

The created pool had a consistently greater wildlife use (i.e., waterbirds) compared to the natural pool (Table 3). The greater wildlife use may be due to the high concentrations (number of individuals per liter of water) of *Linderiella occidentalis* and cladocerans within the created pool, which attracted waterbirds that feed on these species. The created pool may provide better foraging habitat than the natural pool because the greater ponding depth allows a greater diversity of water birds to use the pool.

STRAWBERRY CREEK ENHANCEMENT PLAN RESULTS

Table 7 summarizes the current condition of the trees and shrubs that were planted along Strawberry Creek in 1994. Surviving trees include three black walnuts (*Juglans hindsii*), seven valley oaks (*Quercus lobata*), five interior live oaks (*Quercus wislizenii*), and one blue oak (*Quercus douglasii*). Four of these surviving trees were in good condition and the remainder in fair or poor condition (see Appendix A for photos). Thirty shrubs have survived at the Strawberry Creek mitigation site, including 13 toyon (*Heteromeles arbutifolia*) and 17 elderberry (*Sambucus mexicana*). Eight of these shrubs were in good condition, with the remaining in fair or poor condition.

The success criteria specified in the Strawberry Creek Enhancement Plan have not been met for these plantings. The 80 percent survival rate at the end of five years would be 23 trees and 30 shrubs, but the measured survival rate in 1999 falls short of this goal. While the plantings failed to meet the required success criteria, we noted that considerable natural revegetation along Strawberry Creek had occurred, with young cottonwoods (*Populus fremontii*), Oregon ash (*Fraxinus latifolia*), willows (*Salix goodingii*, *S. lasiolepis*), and alder (*Alnus rhombifolia*) growing within the ordinary high water mark on the downstream portion of Strawberry Creek (see Appendix A for photos). Cattails (*Typha latifolia*) and other herbaceous instream vegetation (*Juncus effusus*, *Polygonum lapathifolium*, *Epilobium sp*, *Ludwigia*) were also abundant throughout the creek (see Appendix A for photos).

Table 7. Summary of 1999 Condition of Strawberry Creek Enhancement Plan Plantings

Species	No. Specified in Planting Plan	No. Surviving After 5 years to meet success criteria	1999 Condition of Plants				
			Live	Good	Fair	Poor	Dead
TREES							
Walnut <i>Juglans hindsiana</i>	6	5	3	1		2	2
Valley oak <i>Quercus lobata</i>	12	10	7		1	6	14
Interior live oak <i>Quercus wislizenii</i>	11	9	5	3	1	1	0
Blue oak <i>Quercus douglasii</i>			1	1			
Tree Total	29	24	16	4	2	9	16
SHRUBS							
Toyon <i>Heteromeles arbutifolia</i>	31	25	13	7	6		7
Elderberry <i>Sambucus mexicana</i>	38	30	17	1	6	10	16
Shrub Total	69	55	30	8	12	10	23

DISCUSSION

Vegetation

The results seen in Year 5 monitoring of the created vernal pool suggest that successful creation of a mitigation vernal pool wetland has been achieved. The pool has developed necessary wetland features, and establishment of vernal pool plant species is close to matching the control pool in terms of percent cover and species diversity. The amount of bare ground in the created pool has decreased greatly, from about 69% in Year 1, to 19% in Year 5. The nearly complete vegetation cover in the created pool in 1999 is shown in a photograph in Appendix A. There continues to be some non-native wetland plant species present in the created pool, as well as native, non-vernal pool species. This is particularly evident later in the spring, and is also the case in the control pool. As in Control Pool A, the native, non-vernal pool species *Phyla nodiflora* var. *nodiflora* continues to increase its coverage in the created pool. The control vernal pool continues to exhibit species diversity and coverage comparable to that seen when baseline data were collected in 1994.

The created pool successfully meets all of the three criteria necessary to be considered a jurisdictional wetland. The pool has ponded water for a long period (greater than the necessary 21 days) during the middle and late rainy season for all five years of monitoring. This pattern over the past five years suggests that the jurisdictional wetland hydrologic criteria will continue to be satisfied for this pool in the future. The necessary hydric soil criteria are evident in the form of soil mottles, and this and other soil characters will continue to develop in subsequent years. The vegetation criterion was met this year for the third year in a row. As in 1997 and 1998 (Years 3 and 4), slender popcorn flower (*Plagiobothrys stipitatus*) had greater than 20 percent relative cover, qualifying it as a dominant plant species. Since this plant is classified as obligate hydrophytic vegetation, the created pool has met the jurisdictional wetland hydrophytic vegetation criterion for a third consecutive year.

The vegetation coverage data in Table 1 show that the plants growing in the created vernal pool are mainly native vernal pool plant species. The high values seen for bare ground in 1996 (74%) and 1995 (69%) were reduced to 33% in 1997, 32% in 1998, and 19% in 1999, reflecting the increase in coverage by these species.

Vernal pool plants growing in the created pool included genera that were seeded such as *Epilobium cleistogamum*, *Lasthenia glaberrima*, and *Plagiobothrys stipitatus*, but also included genera that were not directly seeded, like *Alopecurus saccatus*, *Crassula aquatica*, *Downingia bicornuta*, *Eryngium vaseyi*, and *Psilocarphus tenellus*. The presence of the latter genera suggests that the created pool has replicated vernal pool hydrologic conditions, the initial transfer of topsoil provided an inoculation of vernal pool plant species seeds, seeds from other sources have been introduced into the pool by wind or animal vectors, and seeds produced by pioneer species in Years 1, 2 and 3 are spreading and expanding populations in subsequent years.

Evaluation of Vegetation Data with Success Criteria

The original goal for the created pool was to have 84 percent relative plant cover, and 64 percent of that coverage comprised of native vernal pool plant species after five years (PAR 1994). These goals were based on the draft guidelines written by the ACOE for vernal pool mitigation projects (ACOE 1994). The more recent final version of these guidelines (ACOE 1996) lowered these goals to 30 percent relative plant cover and 30 percent of that coverage comprised of native vernal pool plant species. After five years of monitoring, the relative plant cover in the created pool was 81 percent, and 66 percent of this coverage was provided by native vernal pool plant species. As shown in Figure 2, the relative plant cover has nearly reached the original success criteria goal, and far surpassed the less stringent newer goal established by the ACOE for the third consecutive year. The trend shown in the Figure 2 graph indicates higher plant coverage each year. In addition, the percent of relative plant cover provided by native vernal pool plant species in the created pool for Year 5 (66 percent) exceeds the original goal of 64 percent established from baseline data for the third consecutive year (see Figure 3). This measure of success has exceeded the more moderate revised goal of 30 percent for all five years of monitoring.

The third success criterion was that 56 percent of the individual plant species occurring in the created vernal pool be native vernal pool species at the end of five years of monitoring (PAR 1994). This goal was based on the ACOE draft guidelines for vernal pool mitigation projects (ACOE 1994), and this measure of mitigation success was not discussed in the more recent final version of these guidelines (ACOE 1996). As shown in Figure 4, in Year 5, 52 percent of the plant species occurring in the created pool were native vernal pool plant species. This figure is close to the original goal and suggests that vernal pool hydrologic conditions have been successfully established in the created pool. This number is likely to continue to fluctuate above and below the original success criteria goal and never increase greatly unless additional native vernal pool species appear in the created pool in coming years. It is unlikely that non-native and/or non-vernal pool plant species currently present in the created pool will entirely disappear from the pool, as seen by their continued presence in the adjacent control pool (see Figure 4).

The final success criterion for the created vernal pool was for domination by hydrophytic vegetation as classified by the ACOE (PAR 1994). The created pool vegetation does meet this goal. The dominant plant species found in the created pool, slender popcorn flower, is classified as hydrophytic vegetation (Reed 1988). Therefore, the vegetation in the created pool meets the jurisdictional wetland hydrophytic vegetation criterion (Environmental Laboratory 1987).

As indicated through the data presented above, it appears that this created vernal pool has met the five-year monitoring success criteria for this wetland mitigation project.

Aquatic Resources

In general, the created pool supports many features important to wildlife. The deep water allows excellent foraging habitat for many bird species that take advantage of the high biomass of aquatic invertebrates supported by the pool. Both *Linderiella occidentalis* and *Lepidurus packardi* populations seem to be maintained at relatively high concentrations within both pools. The "false start" of the created and natural pool witnessed in 1997-98, resulting in very low numbers of *Lepidurus packardi*, seemed to have a minimum, if any, effect on the *Lepidurus packardi* population numbers witnessed in 1998-99 monitoring season.

Strawberry Creek Enhancement Plan

Lack of maintenance and monitoring appear to be the main factors responsible for the low survivorship and poor condition of the Strawberry Creek tree and shrub plantings. An irrigation system had been installed with the plantings, and was still present during the 1999 survey, but there was no evidence that it was functioning or had been maintained recently. Even if the irrigation system was working, the watering basins around the trees and shrubs are inadequate to retain the water long enough to saturate the soil. Based on the condition of the dead plants, many of the trees and shrubs seemed to have died within one to two years of planting due to lack of water and to competition with weeds. Trees were not fitted with tree protectors on the trunks, and herbivore damage was apparent on many of the trees. In addition, fungal leaf spot and scales attested to the stressed condition of the plantings, probably due to lack of water. Another factor in the low survivorship of the trees was the use of 15 gallon trees for planting rather than a smaller, more easily transplanted size. Invasions of non-native silver poplar (*Populus alba*) and peppergrass (*Lepidium latifolium*) also threaten the riparian plantings.

It was apparent that deviations from the original planting plan had been made, as a blue oak not originally in the plan had been planted, fewer live oaks than specified were planted, and many more valley oaks than originally specified had been planted. Our data suggest that fewer shrubs than were specified were planted (e.g., for toyon). However, we may not have been able to find all the planted shrubs, as many were dead and had left no remains. The trees, on the other hand, were easy to count even if they were dead, as remains were always present and tree stakes marked their location.

While the planting failed to meet success criteria, it should be noted that more wildlife habitat exists on the creek now than pre-project. Considerable natural revegetation of woody riparian species has occurred along the creek, and the instream community is considerably richer than before the project. Appendix A show photos of Strawberry Creek before the project and the 1999 condition of the creek.

RECOMMENDATIONS

Past recommendations have been successful in remedying problems with vegetation establishment in the created vernal pool. The important change made between Year 2 and Year 3 was the elimination of excess water flowing into the created pool from the south side drainage ditch. This reduction in the amount of water flowing into the pool decreased the time the pool is inundated at the end of the rainy season and allowed plant germination and growth earlier in the growing season. This allowed greater vegetative cover to occur in the created pool, and greater seed production in Year 3 helped lead to even greater plant coverage and diversity in Years 4 and 5. The photographs included in Appendix A illustrate these changes.

To maintain the quality of this created habitat and the adjacent preserved control pool there are a few suggestions that can be made. Access from the south along the dead-end frontage road should be restricted further, if possible. The rate of visitation does not seem to lead to many direct impacts to the vernal pool, except for a steady amount of garbage dumping at the end of the road adjacent to the pool. The unimpeded vehicle access could develop into a problem in the near future as new subdivisions are completed just south of this site. Perhaps better "Dead-End" signs could be installed in the area. The installation of "Wetland Study Area" signs in 1997 appeared to eliminate the entry of off-road vehicles into the created pool.

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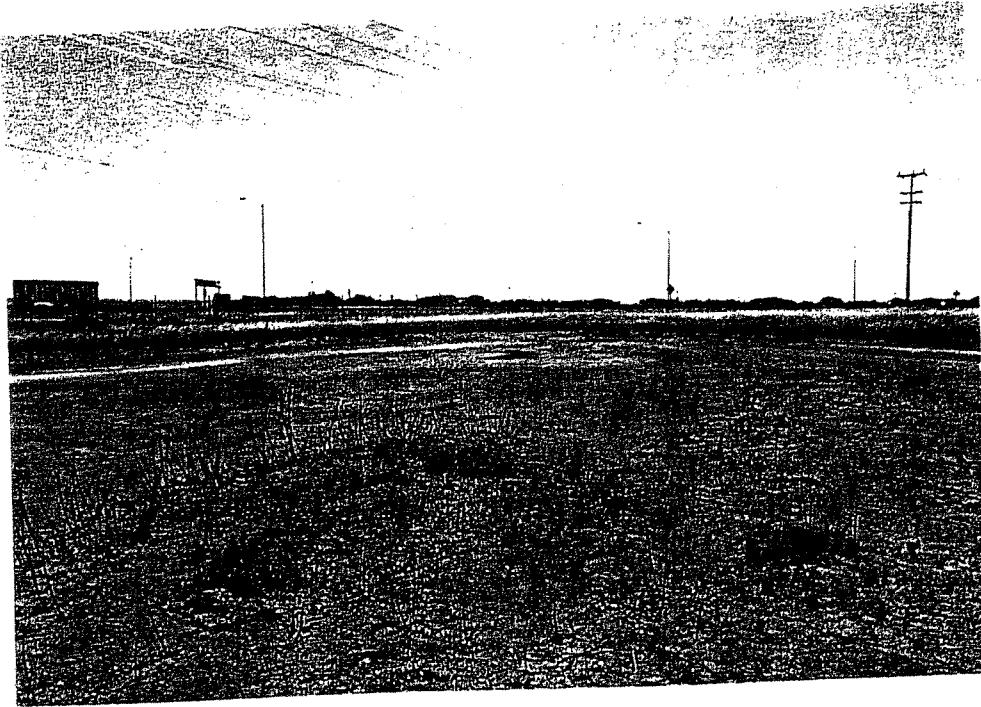
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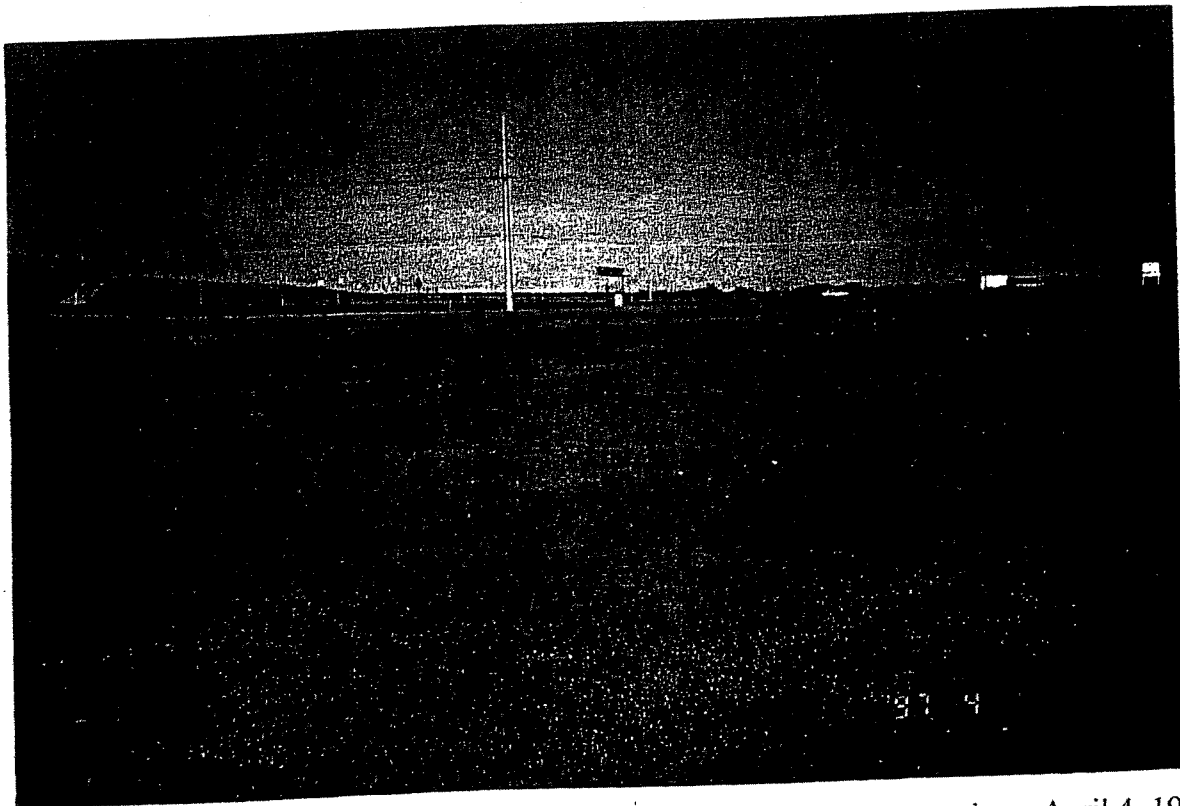
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APPENDIX A

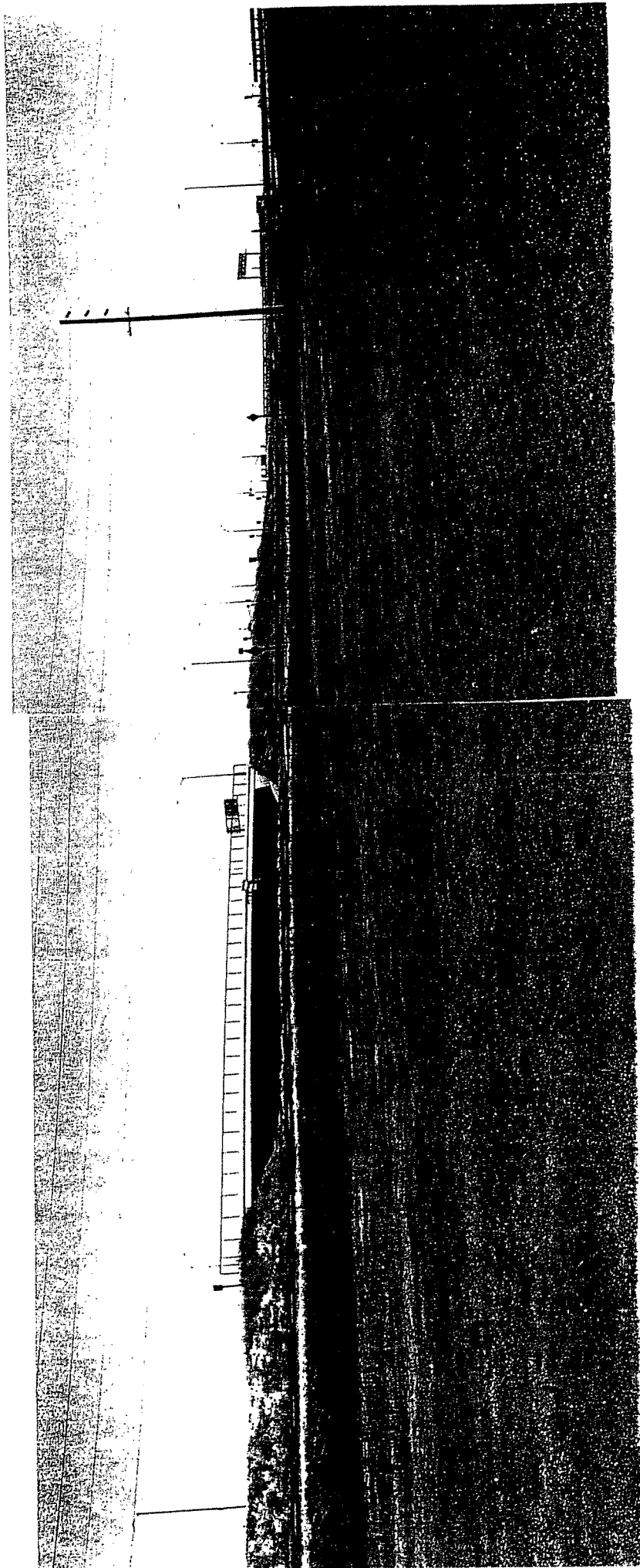
Project Area Photos



Late season ponding and sparse vegetation coverage at the east end of the created pool - 5/25/96



Early season drying and moderate vegetation cover after hydrologic correction - April 4, 1997



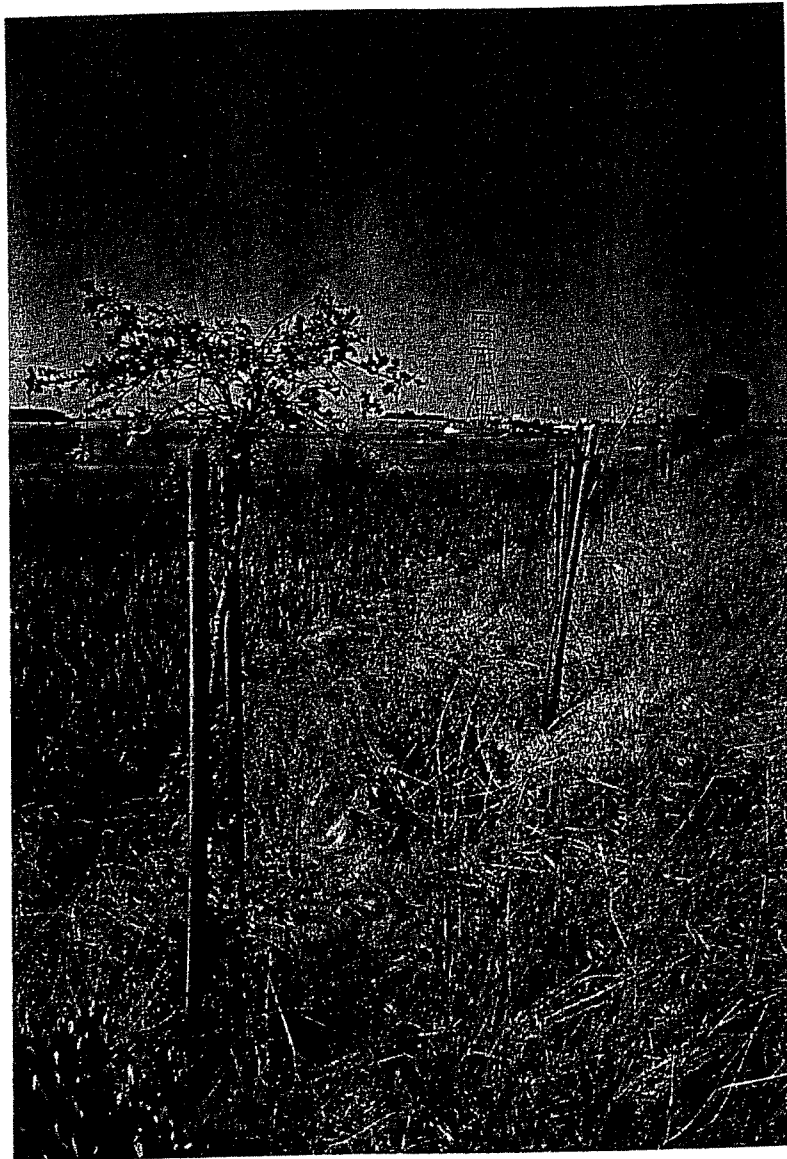
High amount of plant cover seen at east end of created pool on April 24, 1999.
Areas of *Lasthenia glaberrima* and *Plagiobothrys stipitatus* are evident.



End of high-flow bypass channel at conform with Strawberry Creek.
Looking downstream (west). Bruceville Road in background.
Photo taken 1993.



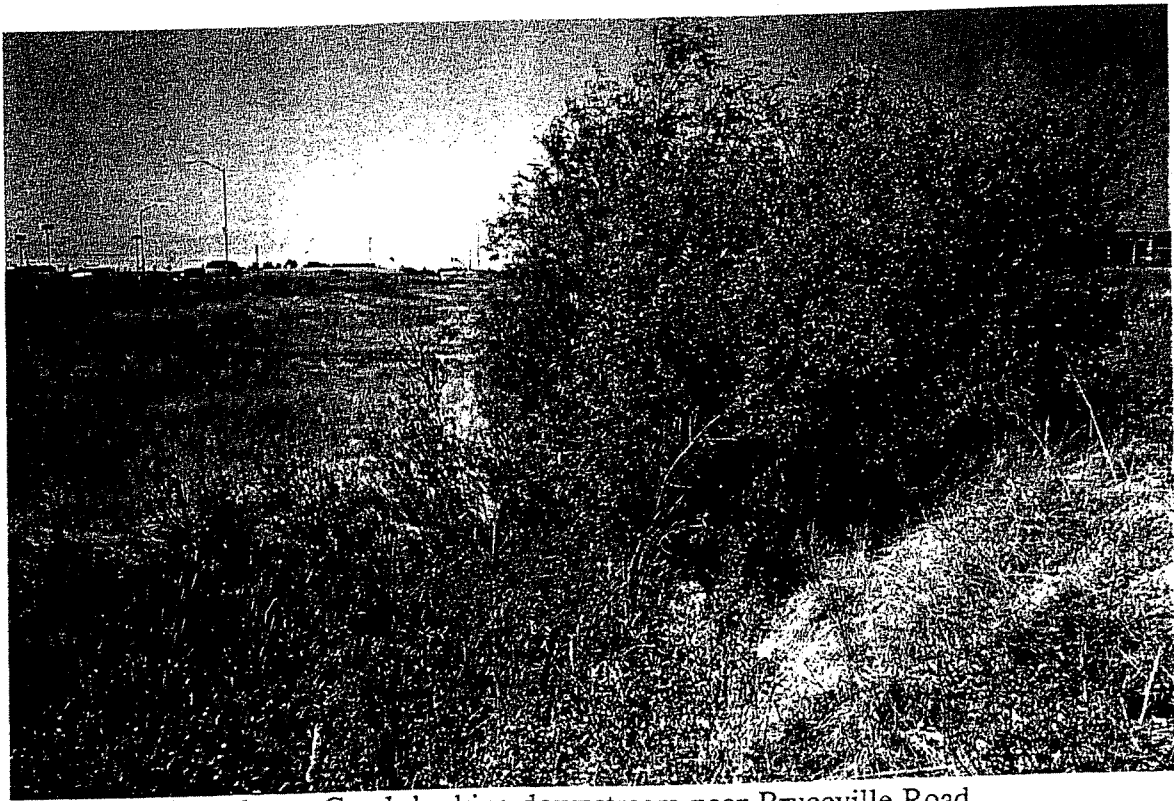
Strawberry Creek approaching proposed confluence with high-flow
bypass channel. Looking downstream. Photo taken 1993.



Strawberry Creek looking downstream. Note planted valley oaks in the foreground, either dead or in poor condition, and dense cattails in the creek channel.
Photo taken September 25, 1999.



Strawberry Creek looking downstream at confluence of creek and bypass channel.
Note regeneration of woody riparian and instream vegetation.
Photo taken September 25, 1999.



Strawberry Creek looking downstream near Bruceville Road.
Note regeneration of woody riparian and instream vegetation.
Photo taken September 25, 1999.

APPENDIX B

Sample Plant Coverage Data Form

SPECIES	1	2	3	4	5	6	7
<i>Alopecurus saccatus</i>							
<i>Callitriche marginata</i>							
<i>Convolvulus arvensis</i>							
<i>Crassula aquatica</i>							
<i>Cuscuta howelliana</i>							
<i>Cyperus eragrostis</i>							
<i>Downingia bicornuta</i>							
<i>Eleocharis macrostachya</i>							
<i>Epilobium cleistogamum</i>							
<i>Eremocarpus setigerus</i>							
<i>Eryngium vaseyi</i>							
<i>Gratiola ebracteata</i>							
<i>Isoetes</i>							
<i>Juncus xiphioides</i>							
<i>Lasthenia fremontii</i>							
<i>Lasthenia glaberrima</i>							
<i>Lepidium latifolium</i>							
<i>Lilaea scilloides</i>							
<i>Lolium multiflorum</i>							
<i>Lythrum hyssopifolium</i>							
<i>Phyla nodiflora</i>							
<i>Pilularia americana</i>							
<i>Plagiobothrys stipitatus</i>							
<i>Polygonum arenastrum</i>							
<i>Polypogon monspeliensis</i>							
<i>Psilocarphus tenellus</i>							
<i>Ranunculus muricatus</i>							
<i>Rumex crispus</i>							
<i>Rumex pulcher</i>							
<i>Veronica peregrina</i>							
<i>Xanthium strumarium</i>							
<i>Bare Ground</i>							

APPENDIX C

Plant Coverage Data

1999 - created

4(%cover)	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.1	2.2	2.3	2.4	2.5	2.6	2.7
pecurus		5				5	5	10				5	5	10	10	5
onvolvulus		10		5		5		10	20		20		5	5		15
assula							5			20	15		10			10
scuta												5	5			
owningia																
leocharis			5	5												
pilobium																
remocarpus		5		5		5							10	5		10
ryngium			5	10												
ordeum										5	25					30
asthenia frem				5												
asthenia gla	25	10	50	40	40	40	10	10	15	10	5	10	5	15	20	45
epidium lat.					5	5	5	5		5	5	35				
olium					5					5		5				
ythrum												5				
hyla		20	5	5	10	15		80	15	15		10	60		10	25
lagiobothrys	75	70	20	15	25	40	50	15	35	55	20	30	45	35	35	15
olygonum																
olypogon												5		5	15	10
silocarphus	10		5	5	5		5									
umex																
eronica																
anthium																
Bare Ground	0	5	10	5	15	5	25	5	15	5	20	25	0	25	15	5
Plant Totals	110	120	90	95	90	115	80	130	85	115	95	115	145	80	85	155
23(% cover)	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.1	2.2	2.3	2.4	2.5	2.6	2.7
lopecurus									10	30	10	15		5	15	20
onvolvulus		5	5	10	5	5		10	30	10	15					
assula																
uscuta						5										
owningia																
leocharis				15				5								
pilobium																
remocarpus		5	5	5								5	5		15	5
ryngium	5	5	5	5		10						10				
ordeum										5	15					40
asthenia frem																
asthenia gla	10	10	10	20	40	10		20	10	10		10	5	25	10	20
epidium lat.	5	5			5		15			10	15	10				
olium				5	5			5								
ythrum																
hyla	5	5		5			5	70	20	55	5	55	45	20	25	60
lagiobothrys	90	85	90	80	40	80	80	30	70	30	75	25	70	60	65	5
olygonum	5					5			5			5		5		
olypogon		5				5	5	10	5	5				10	10	
silocarphus														20	5	
umex													5			
eronica																
anthium			5	5	5	5										5
Bare Ground	5	10	10	5	5	5	5	0	5	10	20	15	5	15	20	5
Plant Totals	120	125	120	150	100	125	105	150	140	125	125	125	130	155	150	180

8	2.9	210	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	310	4.1	4.2	4.3	4.4	5.1	5.2
	10	10	5	10			5	5	5	5	10	5		10	5			5
5					5	5		5	5				5	5			5	
		10	10	10	15	10	15		15	15		10	5		10	25		15
																		5
10		15																
						5											5	
10	5		5	10	5		10	5	5	10	5	5		5			5	15
															5	20		
												5						
50	20	10	15	10	25	30	40	30	25	50	35	5	5	20		10	5	25
				5							5	15						
5												5						
	15		40	30	25	15	20	15	45	15	25	60	15	5		10	15	45
10	65	50	40	55	25	25	15	25	15	20	15	20	20	35	50		20	30
		5																
		5					5	5			5	5	5			10	5	5
						5			5									
								5	5		5			5				
10	5	10	5	15	30	35	30	35	25	30	20	15	55	15	45	40	60	10
100	115	105	115	130	100	95	110	95	125	115	105	135	55	85	70	75	60	145
2.8	2.9	210	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	310	4.1	4.2	4.3	4.4	5.1	5.2
						15	5		5	5		10	20		10		30	15
20																		
15															5	5	10	5
	5	5													5		5	
		5				5											10	10
5			10	5		10		10	5		5			5	5	5	25	
												15					5	
10																5	10	
55	25		15	10	5	10	30	30	30	35	25	10	5		5	10		20
						5						10	10					
5	5													5		5	10	
																	5	5
	35		20	30	5	50	30	60	55		70	35	15		5	10	25	60
10	25	80	80	65	50	35	20	15	20	10	5	25	50	60	60	20	25	30
	25	5	5	5	5	5	5		5	5	5		10	5	10	10	5	10
					5	5	5	10	5		5	5	5		10	10		10
															5			
5	5			5				5	5	5								
5	5	15	10	25	40	35	35	15	10	40	20	25	10	30	15	20	15	10
125	125	95	130	120	70	140	95	130	130	60	125	110	115	70	125	115	115	160

	5.4	5.5	5.6	5.7	5.8	5.9	Species	4-24%cov/quad	S.D.	% cov/quad
	10	5	5	5		5	Alopecurus	4.5	3.7	2.3
	10	10	20	5	10	5	Convolvulus	5.1	5.9	7.9
	20	5	20	15	5	15	Crassula	7.7	7.6	3.9
							Cuscuta	0.0	0.0	0.1
							Downingia	0.4	1.3	0.2
							Eleocharis	1.0	2.9	0.9
							Epilobium	0.0	0.0	0.7
				5	5		Eremocarpus	0.8	1.9	1.0
	5				5		Eryngium	3.6	4.1	3.6
							Hordeum	0.6	3.1	0.9
					30		Lasthenia fre	2.4	7.3	2.3
0	5		5	20	35		Lasthenia gla	19.9	15.0	16.9
							Lepidium lat.	2.1	5.9	2.1
		5					Lolium	0.6	1.6	0.8
							Lythrum	0.2	1.1	0.4
0		5	5	5	40	15	Phyla	18.0	18.3	20.8
0	55	20	70	25	10	75	Plagiobothrys	33.1	19.3	39.6
		5			5		Polygonum	0.4	1.3	0.6
							Polypogon	0.0	0.0	2.6
5	5	5		5	5		Psilocarphus	3.3	3.6	2.9
							Rumex	0.2	1.1	0.2
5							Veronica	0.1	0.8	0.4
				5		5	Xanthium	0.7	1.7	1.0
25	10	65	10	60	15	15	Bare Ground	20.7	16.7	18.9
25	110	60	125	90	150	120	Plant Totals	104.8	23.9	112.0
	5.4	5.5	5.6	5.7	5.8	5.9	Species	5-23%cov/quad	S.D.	
							Alopecurus	0.0	0.0	
20	35	25	25	25	5		Convolvulus	10.6	10.9	
							Crassula	0.0	0.0	
							Cuscuta	0.1	0.8	
							Downingia	0.0	0.0	
5		5	5		5	5	Epilobium	1.4	2.5	
5	5				5		Eremocarpus	1.2	2.1	
5					10		Eryngium	3.6	4.1	
							Hordeum	1.2	4.2	
							Lasthenia fre	2.1	6.9	
10	5			25	15		Lasthenia gla	13.9	12.3	
							Lepidium lat.	2.1	4.2	
							Lolium	1.1	2.3	
5						5	Lythrum	0.5	1.5	
20	10	15	5	15	30	20	Phyla	23.7	21.9	
25	60	25	65	25	10	70	Plagiobothrys	46.2	26.7	
		5	5				Polygonum	0.8	1.9	
	10		5	10	5	15	Polypogon	5.2	5.0	
5							Psilocarphus	2.5	4.3	
							Rumex	0.1	0.8	
				5	5	5	Veronica	0.6	1.6	
							Xanthium	1.3	2.2	
30	10	40	25	40	30	20	Bare Ground	17.0	11.6	
00	125	75	110	105	90	120	Plant Totals	119.2	24.3	

1999 - control

4-24(%cover)															
Species	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Alopecurus			25	40	20				5	15	10	10		15	
Convolvulus	10	15	10			15									
Eleocharis	25	50			25	20	75	5			5	60	70	65	
Eremocarpus															
Eryngium				15	5			20	30	45	10	5		10	
Hordeum brac															
Hordeum mar						30									
Juncus xiph	10														
Lasthenia frem.															
Lasthenia gla	45	40	50	30	35	30	5		15	55	80	25		10	
Lolium							10								
Phyla	30					10		15			10				
Plagiobothrys	20		20	10	20										
Polypogon															
Psilocarphus									5						
Rumex crispus							5		5						
Bare Ground	5	0	10	10	5	20	5	60	50	10	5	15	30	20	
Plant Totals	140	105	105	95	105	105	95	40	60	115	115	100	70	100	
5-23(%cover)															
Species	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Alopecurus															
Convolvulus		20	30	35											
Eleocharis	10	70			5	60				5	5	50	80	80	
Eremocarpus				5											
Eryngium					15	15	25	60	65	55	35	35	5	5	
Hordeum brac					5		5								
Hordeum mar				75		20									
Juncus xiph	30														
Lasthenia frem.			5												
Lasthenia gla	35	15	50	20			25		15	25	20	10	5	5	
Lolium															
Phyla	25		15	5	10			10		15	40			10	
Plagiobothrys			5				5								
Polypogon	5		25	20	70	10	20	10	20	15	10	15	10	20	
Psilocarphus															
Rumex crispus							5		5						
Bare Ground	5	5	5	5	5	10	15	20	10	15	10	15	10	5	
Plant Totals	105	105	130	160	105	105	85	80	105	115	110	115	100	120	

	4-24(%cover)		Cumulative
Species	% cov/quadrat	S.D.	% cov/quadrat
Alopecurus	10.0	11.6	5.0
Convolvulus	3.6	5.8	4.8
Eleocharis	28.6	28.2	27.3
Eremocarpus	0.0	0.0	0.2
Eryngium	10.0	13.1	16.3
Hordeum brac	0.0	0.0	0.4
Hordeum mar	2.1	7.7	4.5
Juncus xiph	0.7	2.6	1.4
Lasthenia fre	0.0	0.0	0.2
Lasthenia gla	30.0	22.3	23.0
Lolium,	0.7	2.6	0.5
Phyla	4.6	8.5	7.0
Plagiobothrys	5.0	8.2	2.9
Polypogon	0.0	0.0	8.9
Psilocarphus	0.4	1.3	0.2
Rumex crispu	0.7	1.7	0.7
Bare Ground	17.5	17.2	13.6
Plant Totals	96.4	24.1	103.2
	5-23(%cover)		
Species	% cov/quadrat	S.D.	
Alopecurus	0.0	0.0	
Convolvulus	6.1	12.0	
Eleocharis	26.1	32.1	
Eremocarpus	0.4	1.3	
Eryngium	22.5	22.9	
Hordeum brac	0.7	1.7	
Hordeum mar	6.8	19.6	
Juncus xiph	2.1	7.7	
Lasthenia fre	0.4	1.3	
Lasthenia gla	16.1	14.0	
Lolium	0.4	1.3	
Phyla	9.3	11.3	
Plagiobothrys	0.7	1.7	
Polypogon	17.9	15.9	
Psilocarphus	0.0	0.0	
Rumex crispu	0.7	1.7	
Bare Ground	9.6	4.8	
Plant Totals	110.0	18.5	

APPENDIX D

Plant Record Form for Strawberry Creek Plantings

Creek Enhancement Plan
 Cosumnes River Blvd/Calvine Rd
 Interchange at Route 99
 Strawberry Creek

Date: _____
 Observer: _____
 Tree No.: _____
 Shrub No.: _____

PLANT RECORD FORM

PLANT CHARACTERISTIC	CONDITION				
	EXCELLENT	GOOD	FAIR	POOR	DEAD
LEAF TURGOR					
STEM CALIBER					
LEAF COLOR					
FOLIAGE DENSITY					

HEIGHT _____ Feet
 CANOPY DIAMETER _____ Feet

Comments: _____

Tree No.: _____
 Shrub No.: _____

PLANT CHARACTERISTIC	CONDITION				
	EXCELLENT	GOOD	FAIR	POOR	DEAD
LEAF TURGOR					
STEM CALIBER					
LEAF COLOR					
FOLIAGE DENSITY					

HEIGHT _____ Feet
 CANOPY DIAMETER _____ Feet

Comments: _____


Attachment C

Rare Plant Survey

Memorandum

Date: April 27, 2000

To: File

From: Sandra Starr 

RE: RARE PLANT SURVEY FOR COSUMNES RIVER BLVD.

On April 07 and 11, 2000, ECORP Consulting, Inc. biologists, Susan Capell and Sandra Starr, conducted a rare plant survey of the proposed Cosumnes River Blvd. project site. The target species of the survey were Bogg's Lake hedge-hyssop (*Gratiola heterosepala*), a California state endangered species, dwarf downingia (*Downingia pusilla*), a California Native Plant Society (CNPS) List 4 species, Greene's legenera (*Legenera limosa*), a federal Species of Concern and a CNPS List 1B species, and Sanford's arrowhead (*Sagittaria sanfordii*), also a federal Species of Concern and CNPS List 1B species. Surveys were conducted by walking transects through and around all potential habitat on-site (i.e., vernal pool, seasonal wetland, seasonal marsh, and constructed pond). Plant species and cover values were recorded within a number of representative wetlands on-site. In addition, a cumulative species list was generated for the site while walking transects through the wetlands and intervening upland areas. Neither Bogg's Lake hedge-hyssop, dwarf downingia, Greene's legenera, or Sanford's arrowhead were found within the subject project site. A secondary survey for the presence of Greene's legenera and Sanford's arrowhead, as well as a complete survey for the presence of Sacramento Orcutt grass (*Orcuttia viscida*) and slender Orcutt grass (*Orcuttia tenuis*) will be conducted between May and June of this season.

Memorandum

Date: June 13, 2000

To: File

From: Sandra Starr SS

RE: RARE PLANT SURVEY FOR COSUMNES RIVER BLVD.

On June 9, 2000, I conducted a secondary rare plant survey of the proposed Cosumnes River Blvd. project site. The target species of the survey were Sanford's arrowhead (*Sagittaria sanfordii*), a federal Species of Concern and California Native Plant Society (CNPS) List 1B species, slender Orcutt grass (*Orcuttia tenuis*), a federally threatened, California state endangered, and CNPS List 1B plant, and Sacramento Orcutt grass (*Orcuttia viscida*), a federally endangered, California state endangered, and a CNPS List 1B species. The survey was conducted by walking transects through potential habitat on-site (i.e., seasonal marsh). All other wetland features on-site were too shallow to support any of the above listed species. Plant species and cover values were recorded for the seasonal marsh habitat. Additionally, a cumulative species list was generated for the site while walking transects through the wetlands and intervening upland areas during the April survey. Neither Sanford's arrowhead, slender Orcutt grass or Sacramento Orcutt grass were found within the subject project site. In addition, Bogg's Lake hedge-hyssop, dwarf downingia, and Greene's legenera were not found during the previous field survey.

Appendix G
Phase I Environmental Site Assessment



EARTHTEC Ltd.
GEOTECHNICAL ENGINEERS • GEOLOGISTS
GEOENVIRONMENTAL CONSULTANTS

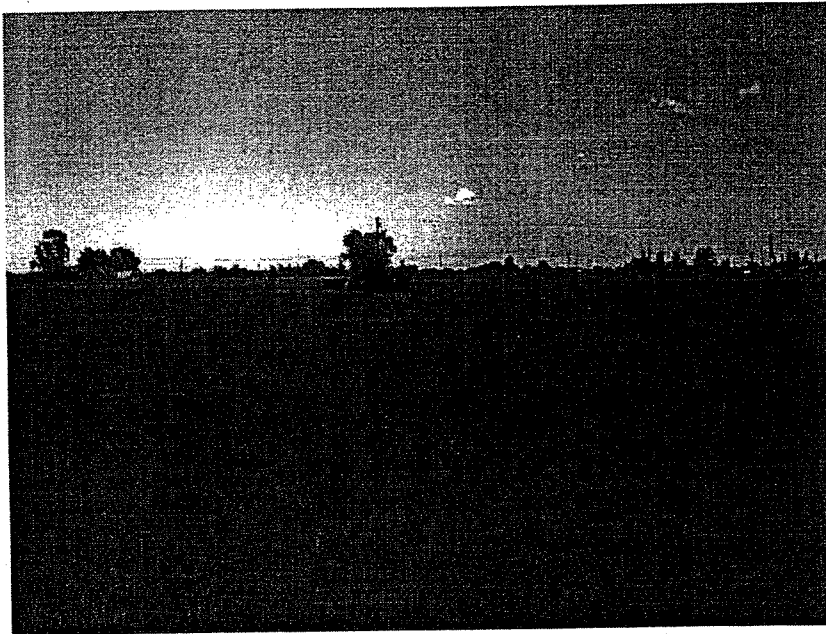
**PHASE I ENVIRONMENTAL SITE ASSESSMENT
COLLEGE MARKETPLACE
SWC OF HIGHWAY 99 AND CONSUMNES RIVER BOULEVARD
SACRAMENTO COUNTY, CALIFORNIA
APN: 117-0182-1, -19, -20, -21, -24, -28**

**EARTHTEC, LTD.
JOB NO. 301044**

Prepared for:

**CITADEL EQUITIES GROUND
C/O BRIAN NATOV
1512 EUREKA ROAD, SUITE 130
ROSEVILLE, CALIFORNIA 95661**

April 26, 2001



Reviewed by:

**Ed Hendrick
Principal Consultant, REA 05520**

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT
COLLEGE MARKETPLACE
SWC OF HIGHWAY 99 AND CONSUMNES RIVER BOULEVARD
SACRAMENTO COUNTY, CALIFORNIA
APN: 117-0182-1, -19, -20, -21, -24, -28**

INTRODUCTION AND SCOPE OF WORK

In accordance with our contract with Citadel Equities Group, this report presents the results of our Phase I Environmental Site Assessment (hereinafter "PESA") for the properties legally described in Appendix A, hereafter collectively referred to as the subject site. The subject site is a series of parcels located on the southwest corner of the intersection between Highway 99 and Consumes River Boulevard and are currently owned by various entities.

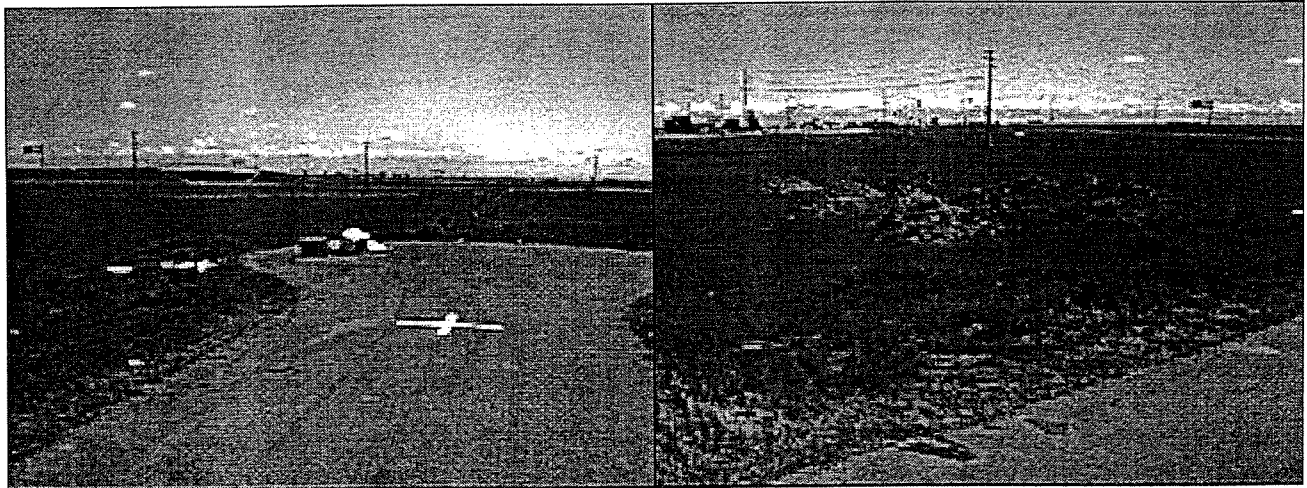
The purpose of our study was to assess the potential for contamination of the subject site utilizing the ASTM E 1527 standard as a guideline. Our scope of work was limited to: (1) conducting a physical reconnaissance of the property and performing a drive-by survey of surrounding lands to identify obvious potential sources of contamination; (2) interviewing the current and former owners of the property to identify potential sources of contamination through the recent past; (3) reviewing historical aerial photographs; (4) reviewing the regulatory agency lists more specifically enumerated under "Governmental Agencies' Lists Reviewed"; and, (5) issuing this report of findings.

This report is intended to serve as a screening device for environmental risk associated with present and past property use. It should be noted that the degree of examination represented by a "Phase I Environmental Site Assessment" is not intended to be used as an exhaustive and comprehensive investigation for every conceivable and possible environmental hazard and EARTHTEC, Ltd. does not so imply.

SITE RECONNAISSANCE AND SITE DESCRIPTION

The proposed commercial development is to be located on a combination of parcels at the southwest corner of Highway 99 and Consumnes River College Boulevard in the City of Elk Grove, California. At the time of our site reconnaissance, the subject property was flat-lying, mostly-undeveloped farmland. The land was almost entirely covered with lush, volunteer grasses and weeds. The soil looked as if it had been tilled in that last few years. There was an abandoned road along that north side of the property, paralleling Consumnes River College Boulevard. Scattered about the property were piles of concrete, 10 feet across and ranging in height from 1 to approximately 3 feet. There were also piles of soil about the same size. Both the soil and the concrete displayed various stages of vegetation overgrowth. At the eastern end of a dead-end road that ran through the property, there were various refuse, including a washer and dryer.

The surrounding properties within the vicinity of the subject site are predominately agricultural, with some residential and commercial land usage.



refuse, looking east

soil piles, looking northeast

INTERVIEWS WITH CURRENT AND PREVIOUS PROPERTIES OWNERS

The Citadel Equities Group provided us with the chain of title information. A list of the documents is provided in Appendix D.

The chain of title information covers the years between 1964 and 1998 and is extensive. However, the history of the parcels shows that they were bought and sold separately over the years, apparently for speculation purposes. The aerial photographs (see below) do not indicate any industrial or commercial use of the site.

We were unable to contact any property owners to complete the Environmental Questionnaire (refer to Appendix E). However, we understand that the property has always been undeveloped or agricultural land.

AERIAL PHOTO REVIEW

Black and white aerial photographs were reviewed at the Sacramento Natural Resources Conservation Service field office located in Elk Grove, California. These photos may be used to provide an indication of past land uses on and around the subject site. Coverage included photos taken in 1937, 1957, 1964, 1972, 1984, and 1993.

The 1937 photo shows the subject site and greater surrounding area as almost entirely farmland. The few structures that do exist are agricultural in nature. Highway 99 is visible as a one-lane road, as are Bruceville Road, Calvine Road and Cotton Lane. Union House Creek runs east-west through the subject site. Consumes River College has not yet been built.

The 1957 photo shows expansion of Highway 99 into a multi-lane freeway. Union House Creek appears to have been somewhat contained. There is a general increase in development in the general vicinity of the subject site, but the area still remains mostly agricultural. The subject site is almost entirely farmland with a few related structures situated about the site. The exact nature of these structures is not readily discernable from the photograph, but they are probably ordinary farm building and houses. The nature of the crops on the site is not discernable from the photograph.

The 1964 photo does not show much change over the previous seven years. Only a ghostly shadow of Union House Creek is visible, but whether this is due to land management or simply a manifestation of the season is not readily apparent. The subject site is almost identical to the 1957 photograph.

The 1972 photo shows little to no change except that Consumes River College has been built.

The 1984 photo shows expansion of Highway 99 and the development of tract homes to the immediate east of Consumes River College.

The 1993 photo shows almost no discernable change from the 1984 photo. There is no readily observable change in the subject site.

No areas of grossly discolored or grossly contaminated soils were observed on the photos. There were no observed site indications of stressed or dead vegetation. The photos do not indicate any unknown activities on the property or in the immediate vicinity that would, in our opinion, further increase the potential of contamination of the property by hazardous substances.

GOVERNMENTAL AGENCIES' LISTS REVIEW
--

Descriptions of governmental agencies' databases which were searched by Vista Environmental Information are contained in the attached Vista "Site Assessment Plus Report" (dated June 12, 2000) - Appendix C. The governmental agencies include the United States Environmental Protection Agency (the "EPA"); the CAL/EPA; California Regional Water Quality Control Board - Central Valley Region (the "RWQCB" or "the Board"); California Integrated Waste Management Board; California Department of Health Services; California Department of Toxic Substances Control; and California Office of Environmental Protection. Hereinafter, the lists of these agencies will be termed "the regulatory agency lists".

There are no NPL (National Priorities List) sites within one mile of the parcel. NPL listings are those requiring remediation under the superfund program and represent the highest priority with respect to contaminated sites.

The research database did not list any environmental hazards in a one-mile radius of the site.

EARTHTEC, Ltd. makes no representation or warranty regarding the accuracy, quality or completeness of any data provided by governmental or other entity used by EARTHTEC, Ltd. in the preparation of this report. No claim is made for the actual existence or nonexistence of toxins at the subject or adjacent sites. In any event, EARTHTEC, Ltd. shall not be responsible for any direct, incidental, indirect or consequential damages including loss of profits incurred by any party.

CONCLUSIONS/OPINIONS

The field reconnaissance of the subject site was negative in regards to the potential of environmental hazards in the vicinity of the site. The aerial photo review did not reveal any potential environmental hazards in the vicinity of the site over the last 50 years and that the subject properties have been agricultural and/or undeveloped land for at least that long. No areas or indicators of gross contamination, were observed from the archive photo review. The regulatory agency list results did not return any listings in regards to environmental hazards on or within the radial vicinity of the site.

Based on the information gained during this phase of investigation, it is our opinion that there is a low potential for contamination of the soils on or groundwater beneath the subject site by hazardous substances that are regulated by the federal, state, or county (chlorinated and/or petroleum hydrocarbons, polychlorinated biphenyls, heavy metals, pesticides and other miscellaneous inorganic and organic contaminants). Further assessment of the subject site is not deemed necessary at this time.

LIMITATIONS

This report has been prepared in accordance with practices generally accepted in the current field of Phase I Environmental Site Assessments. No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this site assessment is intended to reduce but not eliminate uncertainty regarding the existence of recognized environmental conditions in connection with a property, recognizing reasonable limits of time and cost.

The findings of this report are valid as of the report date. Changes in the conditions of the property can occur with site modifications and/or the passage of time. These changes may be due to natural processes or to the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards occur, whether they result from legislation or from the broadening of knowledge. Accordingly, the findings and opinions in this report might be invalidated, wholly or partially, by changes outside of our control.

EARTHTEC, Ltd. warrants that this report was prepared under the supervision of a Registered Environmental Assessor in accordance with professional licensing and regulatory guidelines of the State of California. No other warranty, expressed or implied, is made by **EARTHTEC, Ltd.**


Thank you for the opportunity to provide our environmental consulting services. If you have any questions regarding contents of this report, then please contact us.

Sincerely;
EARTHTEC, Ltd.



David R. Martinez
Staff Geologist

Reviewed by:



Ed Hendrick, REA 05520
Principal Consultant

APPENDIX A

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
COLLEGE MARKETPLACE
SWC OF HIGHWAY 99 AND CONSUMNES RIVER BOULEVARD
SACRAMENTO COUNTY, CALIFORNIA
APN: 117-0182-1, -19, -20, -21, -24, -28**

DESCRIPTION OF REAL PROPERTIES

The subject site is the following described real property situated in the County of Sacramento, State of California:

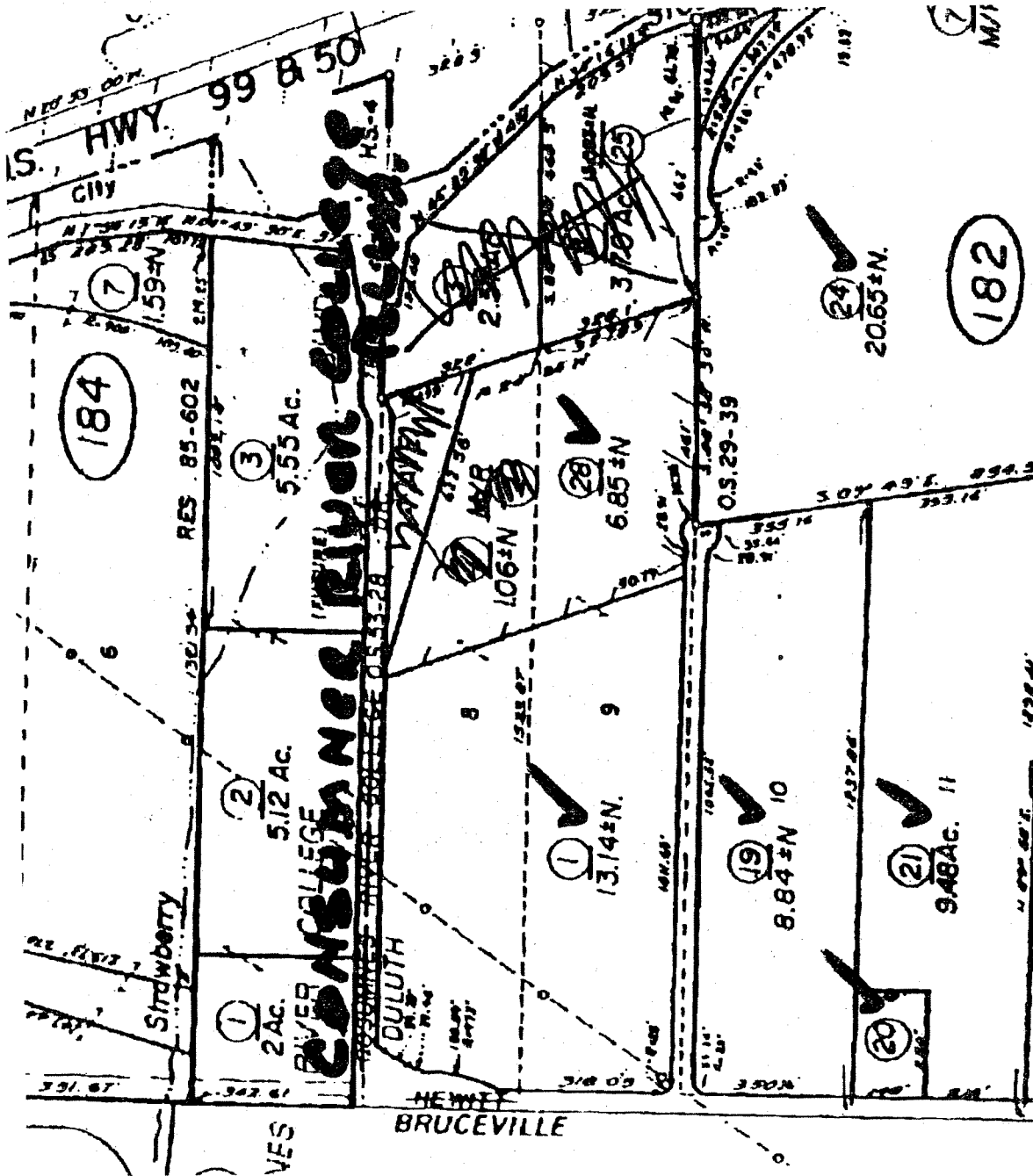
A.P.N.: 117-0182-1, -19, -20, -21, -24, -28

APPENDIX B

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
COLLEGE MARKETPLACE
SWC OF HIGHWAY 99 AND CONSUMNES RIVER BOULEVARD
SACRAMENTO COUNTY, CALIFORNIA
APN: 117-0182-1, -19, -20, -21, -24, -28**

MAPS AND DIAGRAMS

Figure 1: Assessor's Parcel Map - County of Sacramento



ASSESSORS PARCEL MAP	
PROJECT: 301044	MAY 2001
	FIGURE 1

PHASE I ENVIRONMENTAL SITE ASSESSMENT
 COLLEGE MARKETPLACE
 HIGHWAY 99 AND CONSUMERS RIVER BLVD
 SACRAMENTO COUNTY, CALIFORNIA

EARTHTEC Ltd.
 GEOTECHNICAL ENGINEERS
 GEOLOGISTS

APPENDIX C

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
COLLEGE MARKETPLACE
SWC OF HIGHWAY 99 AND CONSUMNES RIVER BOULEVARD
SACRAMENTO COUNTY, CALIFORNIA
APN: 117-0182-1, -19, -20, -21, -24, -28**

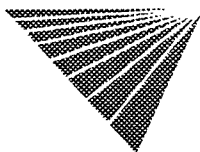
REGULATORY AGENCY LISTS SEARCHED

Vista Site Assessment Plus Report

SITE ASSESSMENT PLUS REPORT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: 301044 College Marketplace 8401 Center Parkway Sacramento, CA 95823 Latitude/Longitude: (38.454222, 121.413455)	Ed Hendrick Earthtec, Ltd. 1830 Vernon Street, Suite 7 Roseville, CA 95678

Site Distribution Summary	within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
Agency / Database - Type of Records				
A) Databases searched to 1 mile:				
US EPA NPL National Priority List	0	0	0	0
US EPA CORRACTS RCRA Corrective Actions (w/o TSD)	0	0	0	0
US EPA TSD RCRA Corrective Actions and associated TSD	0	0	0	0
STATE SPL State equivalent priority list	0	0	0	0
B) Databases searched to 1/2 mile:				
STATE SCL State equivalent CERCLIS list	0	0	0	-
US EPA CERCLIS / NFRAP Sites currently or formerly under review by US EPA	0	0	0	-
US EPA TSD RCRA permitted treatment, storage, disposal facilities	0	0	0	-
STATE REG CO LUST Leaking Underground Storage Tanks	0	0	0	-
STATE/REG/CO SWLF Permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	-
STATE DEED RSTR Sites with deed restrictions	0	0	0	-
STATE CORTESE State index of properties with hazardous waste	0	0	0	-
STATE TOXIC PITS Toxic Pits cleanup facilities	0	0	0	-
USGS/STATE WATER WELLS Federal and State Drinking Water Sources	1	0	0	-
STATE SPILLS State spills list	0	0	0	-



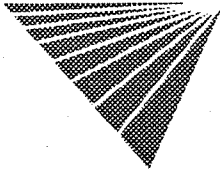
For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 385801901

Date of Report: April 10, 2001

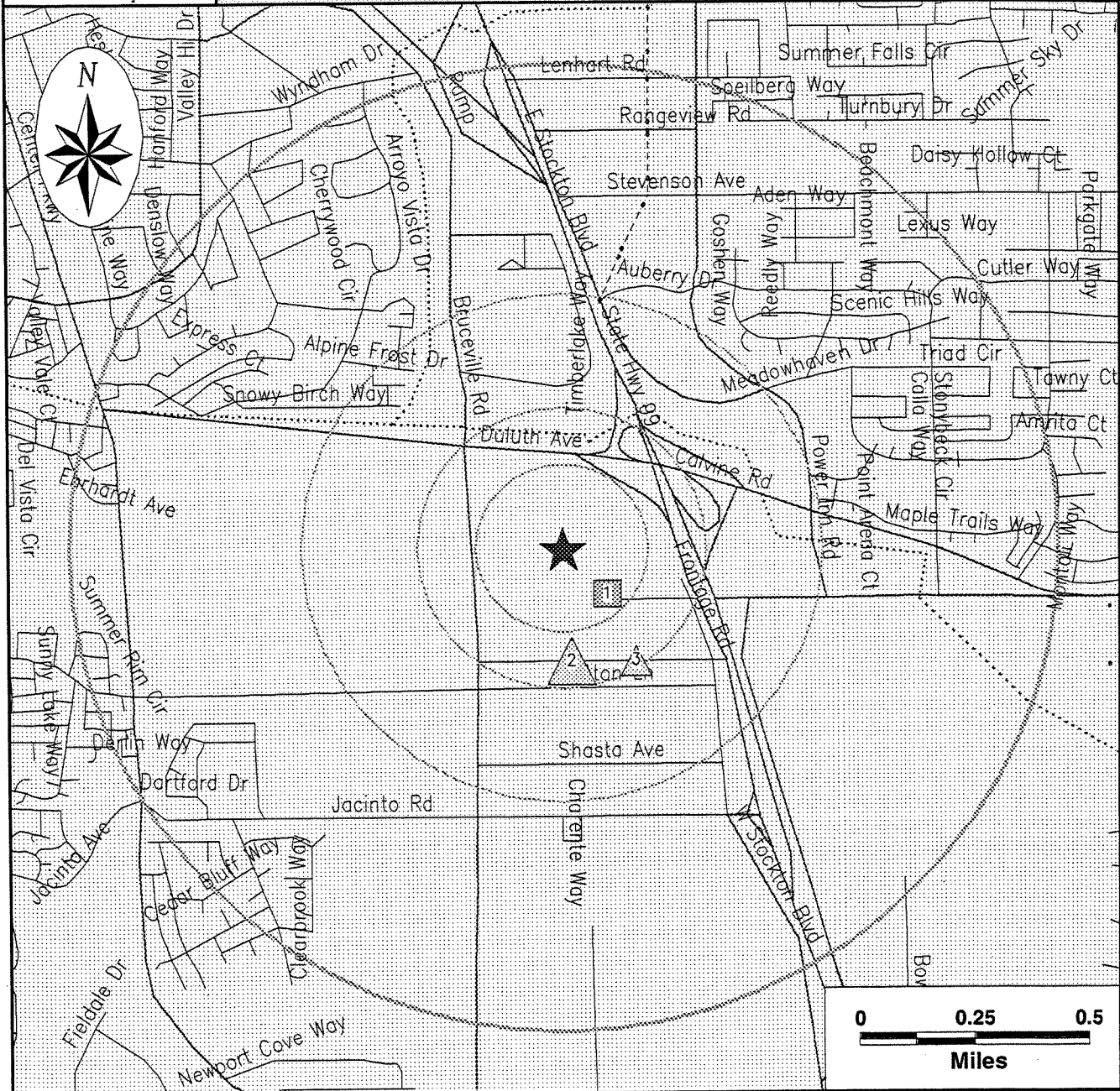
Version 2.7

Page #1

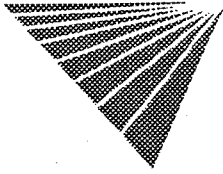


SITE ASSESSMENT PLUS REPORT

Map of Sites within One Mile

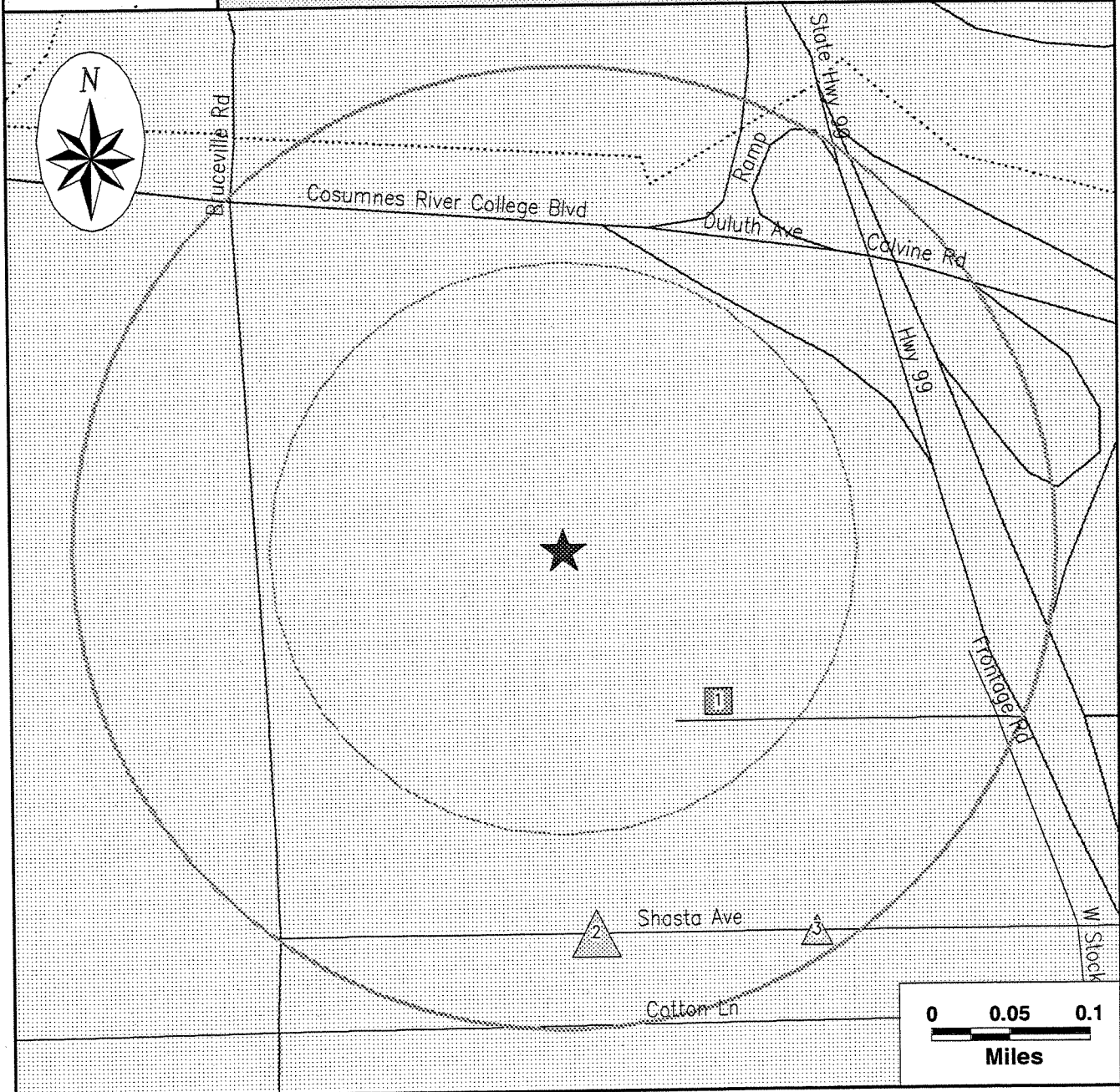


Subject Site	Category:	A	B	C	D
	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
	Single Sites				
	Multiple Sites				
	Highways and Major Roads	NPL, SPL, CORRACTS (TSD)	CERCLIS, NFRAP, TSD, LUST, SWLF, SCL	RCRA VIOL, TRIS, UST	ERNS, GENERATORS
	Roads	If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.			
	Railroads				
	Rivers or Water Bodies				
	Utilities				

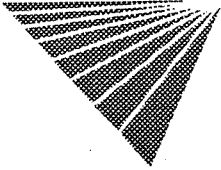


SITE ASSESSMENT PLUS REPORT

Map of Sites within Quarter Mile

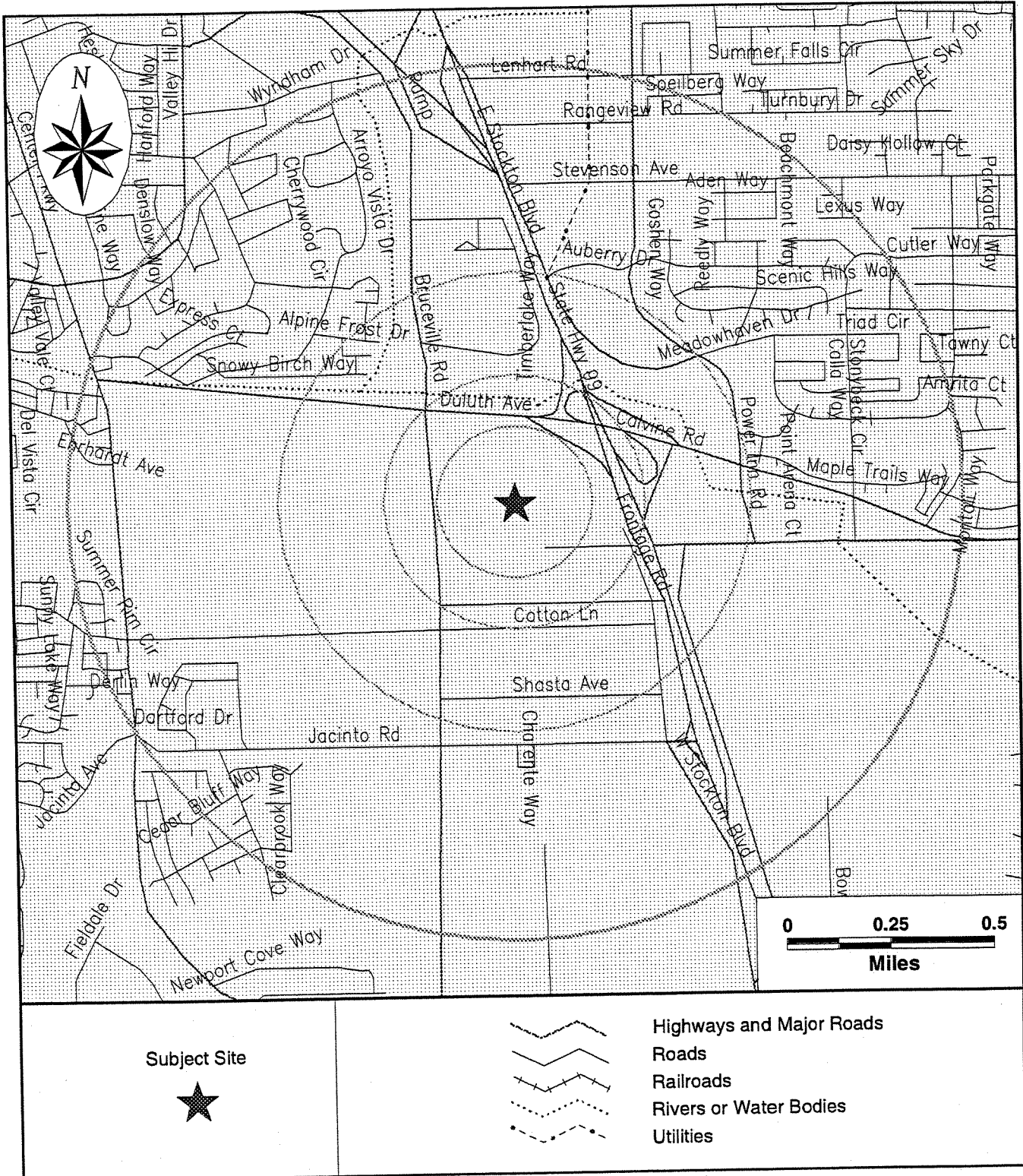


Subject Site	Category:	A	B	C	D
	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
	Single Sites				
	Multiple Sites				
	Highways and Major Roads	NPL, SPL, CORRACTS (TSD)		RCRA VIOL, TRIS, UST	ERNS, GENERATORS
	Roads	If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.			
	Railroads				
	Rivers or Water Bodies				
	Utilities				



SITE ASSESSMENT PLUS REPORT

Street Map



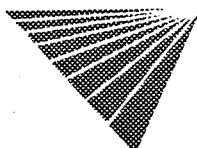
SITE ASSESSMENT PLUS REPORT

SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	VISTA ID DISTANCE DIRECTION	A				B							C			D				
			NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	SPILLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
1	USGS WATER WELL ID #382710121244201 , CA	8890125 0.08 MI SE													X						

MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	VISTA ID DISTANCE DIRECTION	A				B							C			D				
			NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	SPILLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
2	VALLEY HI C.O. 7601 SHASTA ELK GROVE, CA 95758	4503869 0.19 MI S																	X		
2	CITIZENS TELECOM CO OF CA IN 7601 SHASTA AV ELK GROVE, CA 95758	65096580 0.19 MI S																	X		
3	ALBERT ZAYAS EXCAVATING 7816 SHASTA ELK GROVE, CA 95758	3202533 0.23 MI SE																	X		

MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	VISTA ID DISTANCE DIRECTION	A				B							C			D				
			NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	SPILLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
No Records Found																					



X = search criteria; • = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

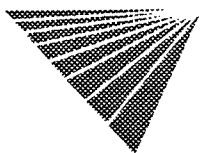
Report ID: 385801901

Date of Report: April 10, 2001

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MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	A				B							C			D							
		VISTA ID	DISTANCE	DIRECTION	NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	SPIILLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
No Records Found																							



X = search criteria; • = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

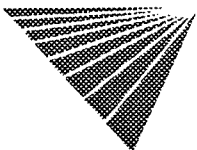
Report ID: 385801901

Date of Report: April 10, 2001

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UNMAPPED SITES	VISTA ID	A				B								C			D			
		NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	SPILLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRIR
CENTURY EQUIPMENT 8821 STOCKTON BLVD E ELK GROVE, CA 95624	65827145							X												
COUNTRYSIDE (GIBSON RANCH) CALVINE RD. SACRAMENTO, CA 95823	1244458																X			
SACRAMENTO (ROBBINS) S OF SACRAMENTO SACRAMENTO, CA 95813	364756					X														
SACRAMENTO RIVER DRIP S. DREXLER RD. SACTO. LEVEE SACRAMENTO, CA	6613699																X			
CITY OF SACRAMENTO COMPOST FACILITY 20 28TH ST SACRAMENTO SACRAMENTO, CA 0	65504891								X											
SACRAMENTO-YOLO MOSQUITO VECTOR CONTROL 60 ACRE SITE SACRAMENTO, CA 0	65502913												X							
14TH AVENUE LANDFILL N SIDE OF 14TH AVE; W OF RR TRACKS SACRAMENTO, CA 0	65504482								X											
AUTO WRECKING YARD PROPERTY 1417 SACRAMENTO, CA 0	65502571												X							
HEALTH WELFARE DATA CENTER SITE 204 3301 SACRAMENTO, CA 0	65502742												X							
SACRAMENTO MARINA MARINA DR. SACRAMENTO, CA	64505236																X			
WDRS GEN ORDER REUSE OF WASTE DISCHARGE SACRAMENTO SAN JOAQUIN COS SACRAMENTO, CA 0	65506437								X											



X = search criteria; • = tag-along (beyond search criteria).

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SITE ASSESSMENT PLUS REPORT

DETAILS

PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

VISTA Address*:	USGS WATER WELL ID #382710121244201 CA	VISTA ID#:	8890125
		Distance/Direction:	0.08 MI / SE
		Plotted as:	Point
USGS Wells - Federal Drinking Water Sources / SRC# 3		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Well ID:	382710121244201		
Use:	DOMESTIC		
Depth:	170.0		
Latitude:	38.452777777777		
Longitude:	-121.4116666666		
Quadrangle Name:	FLORIN		
Surface Elevation:	26.00		
Static Water Level:	90.00		
County FIPS:	6067		

Map ID

1

SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)

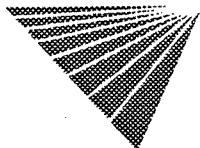
VISTA Address*:	VALLEY HI C.O. 7601 SHASTA ELK GROVE, CA 95758	VISTA ID#:	4503869
		Distance/Direction:	0.19 MI / S
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 45		EPA/Agency ID:	N/A
Agency Address:	VALLEY HI C.O. 7601 SHASTA ELK GROVE, CA 95624 1		
Underground Tanks:	1		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
VISTA Address*:	CITIZENS TELECOM CO OF CA IN 7601 SHASTA AV ELK GROVE, CA 95758	VISTA ID#:	65096580
		Distance/Direction:	0.19 MI / S
		Plotted as:	Point
County UST - County Underground Storage Tank / SRC# 94		Agency ID:	154851
Agency Address:	CITIZENS TELECOM CO OF CA IN 7601 SHASTA AV ELK GROVE, CA 95624 154851		
Certificate Number:	154851		
Business Name:	CITIZENS TELECOM CO OF CA IN		
Site Address:	7601 SHASTA AV		
Site City:	ELK GROVE		

Map ID

2

Map ID

2



* VISTA address includes enhanced city and ZIP.

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SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.

Site State: CA
 Site Zip: 95624
 Tanks: 1

VISTA Address*:	ALBERT ZAYAS EXCAVATING 7816 SHASTA ELK GROVE, CA 95758	VISTA ID#:	3202533
		Distance/Direction:	0.23 MI / SE
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 45		EPA/Agency ID:	N/A

Map ID
3

Agency Address: ALBERT ZAYAS EXCAVATING
7816 SHASTA
ELK GROVE, CA 95624

Underground Tanks: 2

Aboveground Tanks: NOT REPORTED

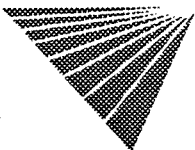
Tanks Removed: NOT REPORTED

SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)

No Records Found

SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)

No Records Found



* VISTA address includes enhanced city and ZIP.

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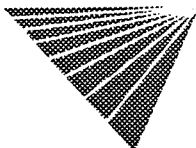
UNMAPPED SITES

VISTA Address*:	SACRAMENTO (ROBBINS) S OF SACRAMENTO SACRAMENTO, CA 95813	VISTA ID#:	364756
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NFRAP / SRC# 18		Agency ID:	0902480
Agency Address:	SAME AS ABOVE		
EPA ID:	CAD981622483		
Site ID:	0902480		
Financial Management System ID:	0911		
EPA Region:	09		
USGS Hydrologic Unit Code:	18020111		
Ownership Type:	PRIVATE		
Federal Facility Indicator:	NOT A FEDERAL FACILITY		
NPL Status:	NOT ON THE NPL		
Hazardous Waste Docket Flag:	NOT ON THE HAZARDOUS WASTEDOCKET		
Action:	REMOVAL ACTION		
Action Qualifier:	CLEANED UP		
Action Lead:	EPA FUND-FINANCED		
Scheduled Start Date:	DECEMBER 31, 1981		
Scheduled Completion Date:	DECEMBER 31, 1981		
Actual Start Date:	OCTOBER 5, 1981		
Actual Completion Date:	DECEMBER 14, 1981		
Financial Transaction ID:	0001		
Transaction Type:	DECOMMITMENT		
Transaction Date:	NOVEMBER 9, 1981		
Amount:	\$ 6,989.00		
Financial Transaction ID:	0002		
Transaction Type:	ACTUAL OBLIGATION		
Transaction Date:	NOVEMBER 9, 1981		
Amount:	\$ 6,989.00		
Operable Unit ID:	00		
Operable Unit Name:	SITEWIDE		
Fields Not Reported by the Source	Site Incident Category Description(1), Description(1)		
Agency for this Site:			

VISTA Address*:	CITY OF SACRAMENTO COMPOST FACILITY 20 28TH ST SACRAMENTO SACRAMENTO, CA 0	VISTA ID#:	65504891
-----------------	---	------------	----------

STATE SWLF - Solid Waste Landfill / SRC# 163		Agency ID:	717
Agency Address:	SAME AS ABOVE		
Facility Name:	CITY OF SACRAMENTO COMPOST FACILITY		
Facility Location:	20 28TH ST SACRAMENTO		
Facility City:	SACRAMENTO		
Facility State:	CA		
Facility County:	SACRAMENTO		
SWIS Number:	34-AA-0184		



* VISTA address includes enhanced city and ZIP.

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UNMAPPED SITES CONT.

Waste Types:	GREEN MATERIALS
Actual Site Capacity:	15000 CUBIC YARDS
Permitted Total Acreage:	10.00
Actual Total Acreage:	10.00
Activity:	COMPOSTING FACILITY (GREEN WASTE)
Operational Status:	ACTIVE
Regulatory Status:	PERMITTED
Inspection Frequency:	MONTHLY
Fields Not Reported by the Source Agency for this Site:	Permitted Disposal Acreage(1), Actual Disposal Acreage(1)

VISTA Address*:	SACRAMENTO-YOLO MOSQUITO VECTOR CONTROL 60 ACRE SITE SACRAMENTO, CA 0	VISTA ID#:	65502913
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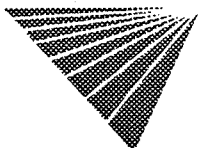
State Spills / SRC# 147	EPA/Agency ID:	N/A
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Agency Address:	SAME AS ABOVE
Facility:	SACRAMENTO-YOLO MOSQUITO VECTOR CONTROL DISTRICT FACILITY
Address:	60 ACRE SITE
City:	SACRAMENTO
County:	SACREMENTO
Status:	PHASE I RI
Pollutants:	TPH - D, DDT, DDT METABOLITES, ENDRIN

VISTA Address*:	14TH AVENUE LANDFILL N SIDE OF 14TH AVE; W OF RR TRACKS SACRAMENTO, CA 0	VISTA ID#:	65504482
------------------------	---	-------------------	----------

STATE SWLF - Solid Waste Landfill / SRC# 163	Agency ID:	7
---	-------------------	---

Agency Address:	SAME AS ABOVE
Facility Name:	14TH AVENUE LANDFILL
Facility Location:	N SIDE OF 14TH AVE; W OF RRTRACKS
Facility City:	SACRAMENTO
Facility State:	CA
Facility County:	SACRAMENTO
SWIS Number:	34-AA-0016
Activity:	SOLID WASTE DISPOSAL SITE
Operational Status:	CLOSED
Regulatory Status:	PRE-REGULATIONS
Inspection Frequency:	QUARTERLY
Fields Not Reported by the Source Agency for this Site:	Waste Types(1), Surrounding Land(1), Report Facility Information Date(1), Permitted Peak Throughput(1), Actual Peak Throughput(1), Permitted Site Capacity(1), Actual Site Capacity(1), Permitted Total Acreage(1), Actual Total Acreage(1), Permitted Disposal Acreage(1), Actual Disposal Acreage(1)



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

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UNMAPPED SITES CONT.

VISTA Address*:	AUTO WRECKING YARD PROPERTY 1417 SACRAMENTO, CA 0	VISTA ID#:	65502571
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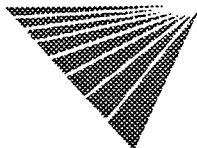
State Spills / SRC# 147		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility:	AUTO WRECKING YARD PROPERTY		
Address:	1417		
City:	SACRAMENTO		
County:	SACREMENTO		
Status:	PA		
Pollutants:	PCB, HG, NI, CU, CR, CD, PB,AS, ZN		
Fields Not Reported by the Source	Lead(1)		
Agency for this Site:			

VISTA Address*:	HEALTH WELFARE DATA CENTER SITE 204 3301 SACRAMENTO, CA 0	VISTA ID#:	65502742
-----------------	--	------------	----------

State Spills / SRC# 147		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility:	HEALTH WELFARE DATA CENTERSITE 204		
Address:	3301		
City:	SACRAMENTO		
County:	SACREMENTO		
Status:	CLOSED BY COUNTY		
Pollutants:	TPH		
Fields Not Reported by the Source	Lead(1)		
Agency for this Site:			

VISTA Address*:	WDRS GEN ORDER REUSE OF WASTE DISCHARGE SACRAMENTO SAN JOAQUIN COS SACRAMENTO, CA 0	VISTA ID#:	65506437
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STATE SWLF - Solid Waste Landfill / SRC# 163		Agency ID:	3439
Agency Address:	SAME AS ABOVE		
Facility Name:	WDRS GEN ORDER REUSE OF WASTE DISCHARGE		
Facility Location:	SACRAMENTO SAN JOAQUIN COS		
Facility City:	SACRAMENTO		
Facility State:	CA		
Facility County:	SACRAMENTO		
SWIS Number:	34-AA-0187		
Activity:	LAND APPLICATION		
Operational Status:	PLANNED		
Regulatory Status:	PROPOSED		
Inspection Frequency:	NONE		
Fields Not Reported by the Source	Waste Types(1), Surrounding Land(1), Report Facility Information Date(1), Permitted Peak Throughput(1), Actual Peak Throughput(1), Permitted Site Capacity(1), Actual Site Capacity(1), Permitted Total Acreage(1), Actual Total Acreage(1), Permitted Disposal Acreage(1), Actual Disposal Acreage(1)		
Agency for this Site:			



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

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SITE ASSESSMENT PLUS REPORT

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL
SRC#: 19 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for National Priorities List was December, 2000.

The NPL Report is the US EPA's registry of the nation's worst uncontrolled or abandoned hazardous waste sites. NPL sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980.

SPL
SRC#: 113 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for CalSites Database was October, 2000.

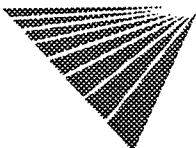
This database is provided by the Cal. Environmental Protection Agency, Dept. of Toxic Substances Control. The agency may be contacted at: 916-323-3400.

CORRACTS
SRC#: 14 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for RCRIS Corrective Action Sites was June, 2000.

The CORRACTS database contains information concerning RCRA facilities that have conducted, or are currently conducting a corrective action. A Corrective Action Order is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may also be imposed as a requirement of receiving and maintaining a TSDF permit.

RCRIS-TSDC
SRC#: 556 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for RCRIS TSDs Subject to Corrective Action was June, 2000.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDCs are treatment, storage and/or disposal facilities that are subject to corrective action under RCRA.



B) DATABASES SEARCHED TO 1/2 MILE

CERCLIS
SRC#: 17 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Comprehensive Environmental Response, Compensation and Liability Information Sys was December, 2000.

The CERCLIS database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the U.S. EPA for the release, or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation, and ultimately placed on the National Priorities List (NPL).

NFRAP
SRC#: 18 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for No Further Remedial Action Planned was December, 2000.

The No Further Remedial Action Planned Report (NFRAP), also known as the CERCLIS Archive, contains information pertaining to sites which have been removed from the U.S. EPA's CERCLIS database. NFRAP sites may be sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

SCL
SRC#: 112 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CalSites Database was October, 2000.

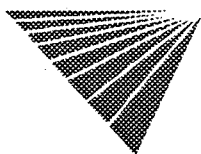
This database is provided by the Department of Toxic Substances Control. Two-thirds of these sites have been classified, based on available information, as needing "No Further Action" (NFA) by the Department of Toxic Substances Control. The remaining sites are in various stages of review and remediation to determine if a problem exists at the site. Several hundred sites have been remediated and are considered certified. Some of these sites may be in long term operation and maintenance.

RCRIS-TSD
SRC#: 12 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for RCRIS Treatment, Storage and Disposal Facilities was June, 2000.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

SWLF
SRC#: 23 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for USGS Solid Waste Landfills was December, 1991.

This database is provided by the United States Geological Survey. The agency may be contacted at: 703-648-5613.



SWLF
SRC#: 163

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Solid Waste Inventory System was January, 2001.

This database is provided by the Integrated Waste Management Board. The agency may be contacted at: 916-255-4021.

SWLF-CO
SRC#: 70

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for City of Los Angeles Landfills Transfer Stations was April, 1999.

This database is provided by the City of Los Angeles, Environmental Affairs Department. The agency may be contacted at: 213-580-1070.

WMUDS
SRC#: 68

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Waste Management Unit Data System was February, 1999.

This database is provided by the State Water Resources Control Board. The agency may be contacted at: 530-892-0323. This is used for program tracking and inventory of waste management units. This system contains information from: Facility, Waste Management Unit, SWAT Program and Report Summary Information, Chapter 15 (formerly Subchapter 15), TPCA and RCRA Program Information, Closure Information; also some information from the WDS (Waste Discharge System).

SPILLS
SRC#: 147

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Region 5 SLIC/DOD/DOE Site List was September, 2000.

This database is provided by the Regional Water Quality Control Board, Region #5. The agency may be contacted at: 916-255-3000.

LUST
SRC#: 164

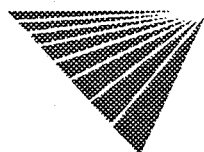
VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Leaking Underground Storage Tank Information System was October, 2000.

This database is provided by the California Environmental Protection Agency. The agency may be contacted at: 916-341-5740.

LUST-REG
SRC#: 108

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Region 6 Leaking Underground Storage Tanks was February, 2000.

This database is provided by the Lahontan Region Six South Lake Tahoe. The agency may be contacted at: 530-542-5400.



LUST-REG
SRC#: 145

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Region 5 Leaking Underground Storage Tanks was January, 2001.

This database is provided by the Regional Water Quality Control Board, Region #5. The agency may be contacted at: 916-255-3125.

CORTESE
SRC#: 53

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Cortese List - Hazardous Waste Substance Site List was April, 1998.

This database is provided by the Office of Environmental Protection, Office of Hazardous Materials. The agency may be contacted at: 916-445-6532. The California Governor's Office of Planning and Research annually publishes a listing of potential and confirmed hazardous waste sites throughout the State of California under Government Code Section 65962.5. This database (CORTESE) is based on input from the following: (1)CALSITES-Department of Toxic Substances Control, Abandoned Sites Program Information Systems; (2)SARA Title III Section III Toxic Chemicals Release Inventory for 1987, 1988, 1989, and 1990; (3)FINDS; (4)HWIS-Department of Toxic Substances Control, Hazardous Waste Information System. Vista has not included one time generator facilities from Cortese in our database.; (5)SWRCB-State Water Resources Control Board; (6)SWIS-Integrated Waste Management Control Board (solid waste facilities); (7)AGT25-Air Resources Board, dischargers of greater than 25 tons of criteria pollutants to the air; (8)A1025-Air Resources Board, dischargers of greater than 10 and less than 25 tons of criteria pollutants to the air; (9)LTANK-SWRCB Leaking Underground Storage Tanks; (10)UTANK-SWRCB Underground tanks reported to the SWEEPS systems; (11)IUR-Inventory Update Rule (Chemical Manufacturers); (12)WB-LF- Waste Board - Leaking Facility, site has known migration; (13)WDSE-Waste Discharge System - Enforcement Action; (14)DTSCD-Department of Toxic Substance Control Docket.

BORDER-ZON
SRC#: 46

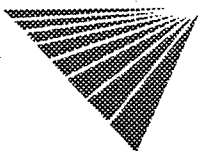
VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Deed Restriction Properties Report was April, 1994.

The Deeds Restrictions list, also known as the Border Zone Property List, contains information concerning voluntary deed restriction. These agreements are made with owners of property who propose building residences, schools, hospitals, or day care centers on property that is on or within 2,000 feet of potentially hazardous waste site.

TOXICPITS
SRC#: 49

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Toxic Pits was February, 1995.

This database is provided by the Water Quality Control Board, Division of Loans Grants. The agency may be contacted at: 916-227-4396.



USGS-WELLS
SRC#: 3

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for USGS Water Wells was March, 1998.

The Ground Water Site Inventory (GWSI) database was provided by the United States Geological Survey (USGS). The database contains information for over 1,000,000 wells and other sources of groundwater which the USGS has studied, used or documented during research.

C) DATABASES SEARCHED TO 1/4 MILE

RCRIS-VIOL
SRC#: 11

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for RCRIS Facilities with Violations was June, 2000.

The Resource Conservation and Recovery Act Information System (RCRIS) identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRIS Violations report contains information concerning facilities that have been cited for violations of RCRA, as well as any enforcement actions taken against the facility.

UST
SRC#: 45

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Underground Storage Tanks was January, 1994.

This historical database is provided by the State Water Resources Control Board, Office of Underground Storage Tanks. Please refer to the local level UST list for more current information. Be advised that some states do not require registration of heating oil tanks, especially those used for residential purposes.

UST-CO-SAC
SRC#: 94

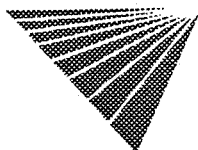
VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Sacramento County Underground Storage Tanks was January, 2000.

This database is provided by the County of Sacramento Environmental Management Department. The agency may be contacted at: 916-875-8550. Be advised: Many states do not require registration of heating oil tanks, especially those used for residential purposes.

AST
SRC#: 60

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Aboveground Storage Tanks was December, 1999.

This database is provided by the State Water Resources Control Board. The agency may be contacted at: 916-227-4364.



TRIS
SRC#: 2

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Toxic Release Inventory System was January, 1998.

All facilities that manufacture, process, or import toxic chemicals in quantities in excess of 25,000 pounds per year are required to register with the EPA under Section 313 of the Superfund Amendments and Reauthorization Act (SARA Title III) of 1986. Data contained in the TRIS system covers approximately 20,000 sites and 75,000 chemical releases.

D) DATABASES SEARCHED TO 1/8 MILE

ERNS
SRC#: 8

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for Emergency Response Notification System was December, 1999.

ERNS is a national computer database system that is used to store information on the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS reporting system contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party.

RCRA-LQG
SRC#: 16

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS Large Quantity Generators was June, 2000.

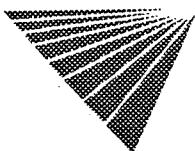
The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).

RCRIS-SQG
SRC#: 15

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS Small Quantity Generators was June, 2000.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small Quantity Generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.

End of Report



APPENDIX D

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
COLLEGE MARKETPLACE
SWC OF HIGHWAY 99 AND CONSUMNES RIVER BOULEVARD
SACRAMENTO COUNTY, CALIFORNIA
APN: 117-0182-1, -19, -20, -21, -24, -28**

CHAIN OF TITLE INFORMATION

WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO

John F. Whisenhunt, M.D. et al
3811 Florin Road
Sacramento, California

BOOK 4823 PAGE 502

OFFICIAL RECORDS
SACRAMENTO COUNTY CALIF.
RECORDED AT REQUEST OF
Title Insurance and Trust Company
MAR 27 AM 11 23

35963

Order No. _____
Error No. _____

Remond J. Hoover
COUNTY RECORDER

SPACE ABOVE FOR RECORDER'S LIST ONLY



Grant Deed (Individual)

I. R. S. 1980

ANN ROSE GIERE, formerly ANN ROSE MASONICH, a married woman dealing with her separate property, and MARIE FRANCES EVANOVICH, an unmarried woman,
(GRANTOR - GRANTORS)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Do Hereby Grant To ALLEN R. GALBREATH and PEARL O. GALBREATH, his wife, as Joint Tenants, as to an undivided one-half interest thereof; and JOHN F. WHISENHUNT and GENETTE H. WHISENHUNT, his wife, as Joint Tenants, as to an undivided one-half interest thereof; in and to the real property in the State of California, described as follows:
County of Sacramento

All that portion of Lots 8 and 9 as shown on the official "Plat of Hewitt Subdivision No. 4," recorded in the office of the County Recorder of Sacramento County, January 24, 1914, in Book 14 of Maps, Map No. 55, described as follows:

Beginning at a point in the line between Lots 7 and 8 of said Subdivision, distant South 89° 58' West 561.0 feet from the Northwest corner of said Lot 8, said point of beginning also being in the center line of Duluth Avenue; running thence South 20° 24' East 667.1 feet to a point on the South line of Lot 9 which is distant South 89° 58' West 96.2 feet from the Northeast corner of Lot 10 of said Subdivision; thence along the South line of said Lot 9 South 89° 58' West 1081.11 feet to the West line of said Lot 9; thence North 625.44 feet to the Northwest corner of said Lot 8; thence along the center line of Duluth Avenue North 89° 58' East 848.56 feet to the place of beginning, containing 13.85 acres, more or less.

Dated March 5, 1964

STATE OF CALIFORNIA
COUNTY OF
Sacramento } ss.

On March 6, 1964,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared
ANN ROSE GIERE, formerly ANN ROSE MASONICH,

Marie Frances Evanovich
MARIE FRANCES EVANOVICH
Ann Rose Giere
(formerly) Ann Rose Masonich
ANN ROSE GIERE, Formerly

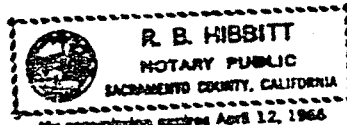
ANN ROSE MASONICH

known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged that she executed the same

(Seal) *R. B. Hibitt*
(Notary signature line)

R. B. HIBITT

(His name (notary) shall be typed or legibly printed)
(Sec. 1205 - Government Code 1959)



35963

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF HAWAII)
County of HONOLULU) ss.

BOOK 4923 PAGE 503

On this 5th day of MARCH, 1964, before me personally appeared
MARIE FRANCES EVAROVICH

to me known to be the person (s) described in and who executed the foregoing instrument, and acknowledged
that she executed the same as her free act and deed.

Ruth K. Wong
Notary Public, First Judicial Circuit, State of Hawaii
RUTH K. WONG
My commission expires Nov. 13, 1966

\$2.80

35963

50267

22384 (2)

WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO

John F. Whisenhunt, M.D. et al
3811 Florin Road
Sacramento, California

BOOK 4823 PAGE 502

OFFICIAL RECORDS
SACRAMENTO COUNTY CALIF.
RECORDED AT REQUEST OF
Title Insurance and Trust Company
MAR 27 AM 11 23

35963

Order No. _____
Escrow No. _____

Leonard J. Hibbett
COUNTY RECORDER

BOOK 4951 PAGE 546

SPACE ABOVE FOR RECORDER'S USE ONLY



Grant Deed

(Individual)

L.R.S. 17.80

ANN ROSE GIERE, formerly ANN ROSE MASONICH, a married woman dealing with her separate property, and MARIE FRANCES EVANOVICH, an unmarried woman,
(GRANTOR - GRANTORS)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Do Hereby Grant To ALLAN H. CALBREATH and PEARL O. CALBREATH, his wife, as Joint Tenants, as to an undivided one-half interest thereof; and JOHN F. WHISENHUNT and GENEVIE H. WHISENHUNT, his wife, as Joint Tenants, as to an undivided one-half interest thereof; in and to the real property in the State of California, described as follows:
County of Sacramento

All that portion of Lots 8 and 9 as shown on the official "Plat of Hewitt Subdivision No. 4," recorded in the office of the County Recorder of Sacramento County, January 24, 1914, in Book 14 of Maps, Map No. 55, described as follows:

Beginning at a point in the line between Lots 7 and 8 of said Subdivision, distant South 89° 58' West 561.0 feet from the Northwest corner of said Lot 8, said point of beginning also being in the center line of Duluth Avenue; running thence South 20° 24' East 667.1 feet to a point on the South line of Lot 9 which is distant South 89° 58' West 96.2 feet from the Northeast corner of Lot 10 of said Subdivision; thence along the South line of said Lot 9 South 89° 58' West 1081.11 feet to the West line of said Lot 9; thence North 625.44 feet to the Northwest corner of said Lot 8; thence along the center line of Duluth Avenue North 89° 58' East 848.56 feet to the place of beginning, containing .13.85 acres, more or less.

Dated March 5, 1964

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO } ss.

On March 6, 1964,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared
ANN ROSE GIERE, formerly ANN ROSE MASONICH,

Marie Frances Evanovich
MARIE FRANCES EVANOVICH
Ann Rose Giere
(formerly) Ann Rose Masonich
ANN ROSE GIERE, Formerly

ANN ROSE MASONICH

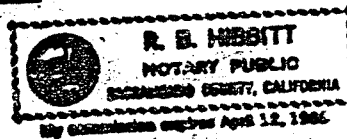
knows to me to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged that she executed the same

(Seal) *R. E. Hibbett*
(Notary signature line)

R. E. HIBBITT

("His name (notary's) shall be typed or legibly printed")
(Sec. 8205 - Government Code 1959)

RE-RECORDED TO CORRECT NAME OF FIRST GRANTEE.



50267

35963

MAR 27 1964

BOOK 4951 PAGE 547
INDIVIDUAL ACKNOWLEDGEMENT

BOOK 4923 PAGE 503

STATE OF HAWAII)
County of HONOLULU) ss.

On this 5th day of MARCH, 1964, before me personally appeared
MARIE FRANCES EVANOVICH

to me known to be the person (s) described in and who executed the foregoing instrument, and acknowledged
that she executed the same as her free act and deed.

Notary Public, RUTH K. WONG First Judicial Circuit, State of Hawaii
RUTH K. WONG
My commission expires Nov. 13, 1966

\$2.80

35963

(REV 7-62)

TO 447 C
(Individual)

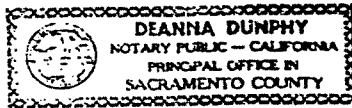
STATE OF CALIFORNIA)
COUNTY OF Sacramento) ss.

On April 30, 1964 before me, the undersigned, a Notary Public in and for said
State, personally appeared Marie Frances Evanovich, formerly Ann Rose
Giere, formerly Ann Rose Masonich

to be the person she whose name she subscribed
to the within instrument and acknowledged that they
executed the same.

WITNESS my hand and official seal.

Deanna Dunphy
Name (Typed or Printed)



(This area for official notarial seal)

50267

OFFICIAL RECORDS
RECORDED AT REQUEST OF
TITLE INSURANCE AND TRUST COMPANY.

APR 30 1964 1:30 P.M.

Edward J. Horner
SACRAMENTO COUNTY RECORDER

\$2.80

EXHIBIT "A"

B810218P 108

Beginning at a point on the South line of Section 14, Township 7 North, Range 5 East, where said South line is intersected by the center line of the Upper Stockton Road, so-called; said point of intersection being further located as 2607 feet Westerly from the one quarter section corner common to said Section 14 and Section 23, said Township and Range; thence from said point of beginning North $20^{\circ} 57'$ West along the center line of said Upper Stockton Road 1136 feet; thence South $88^{\circ} 38\text{-}1/2'$ West 667.2 feet to an iron pipe marking the Southeast corner of Lot 9 of Hewitt Subdivision No. 4 as shown on the official plat thereof filed for record in the County Recorder's Office of Sacramento County, January 24, 1914, in Book 14 of Maps, Map No. 55; thence continuing South $88^{\circ} 38\text{-}1/2'$ West and along the South line of said Lot 9, 461 feet to an iron pipe marking the Northeast corner of Lot 10 of said Hewitt Subdivision No. 4; thence South $9^{\circ} 49'$ East along the Easterly lines of Lots 10, 11 and 12 of said Subdivision, 1059.5 feet to an iron pipe marking the Southeast corner of Lot 12 of said Subdivision; thence North $89^{\circ} 34'$ East 1353.3 feet along fence line and the South line of Sections 15 and 14, said Township and Range, to point of beginning,

EXCEPTING THEREFROM the following:

Beginning at a point on the South line of Section 14, in said Township and Range where said South line is intersected by the center line of the Upper Stockton Road, so-called; said point of intersection being further located as 2607 feet Westerly from the one-quarter section corner common to said Section 14 and Section 23, in said Township and Range; thence from said point of beginning South $89^{\circ} 34'$ West 1353.5 feet along the South line of said Section 15 to the Southeast corner of Lot 12 as shown on the official "Plat of Hewitt Subdivision No. 4," recorded in the office of the County Recorder of Sacramento County, January 24, 1914, in Book 14 of Maps, Map No. 55; thence North $9^{\circ} 49'$ West 205 feet along the Easterly line of said Lot 12; thence North $89^{\circ} 34'$ East 1311.1 feet to a point in the center line of the said Upper Stockton Road and thence South $20^{\circ} 57'$ East 216.3 feet along said center line to the point of beginning.

*B
me*

233425 KJ

1
79

RECORDING REQUESTED BY

BOOK 5176 PAGE 450

RECORDED OF TITLE INSURANCE AND TRUST COMPANY

FEB 10 1965 4:30 P.M.

AND WHEN RECORDED MAIL TO

CAN-AM INVESTMENTS, LTD.

P. O. Box 2708

Sacramento, California

[Signature]
S.C.

11841

SPACE ABOVE THIS LINE FOR RECORDER'S USE



WITH I.R.S. § 1780 IN THIS SPACE



Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

TO 602 C

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

EDWIN F. BECKER and EDITH E. BECKER, his wife,
hereby GRANT(S) to

CAN-AM INVESTMENTS, LTD., a California Corporation,

the following described real property in the
County of Sacramento, State of California:

Lot 11, as shown on the official "Flat of Hewitt Subdivision No. 4",
filed in the office of the County Recorder of Sacramento County,
January 24, 1914, in Book 14 of Maps, Map No. 55.
EXCEPTING THEREFROM: Beginning at the Northwest Corner of said Lot 11,
said corner being a point on the centerline of a County Road known as
Hewitt Avenue; thence, from said point of beginning, along the North
line of said Lot 11 East 260 feet; thence, South, and parallel with
the West line of said Lot 11, 140 feet; thence, West, and parallel
with the North line of said Lot 11, 260 feet to a point on the centerline
of said County Road; thence, along said centerline and the West line
of said Lot 11, North 140 feet to the point of beginning. AND FURTHER
EXCEPTING THEREFROM any portion thereof, included in any road.

Dated January 26, 1965

[Signature]
Edwin F. Becker
[Signature]
Edith E. Becker

STATE OF CALIFORNIA
COUNTY OF _____

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____

_____ knows to me to be the person whose name subscribed to the within instrument and acknowledged that _____ executed the same.
WITNESS my hand and official seal.

Signature

Name (Typed or Printed)

[Signature]
(This area for official Notary Seal)

Title Order No. 233425 - KJ

Escrow or Loan No.

FEB 10 1965

TO 443 C
(Witness)

BOOK 5176 PAGE 451



STATE OF CALIFORNIA }
COUNTY OF Sacramento } SS.

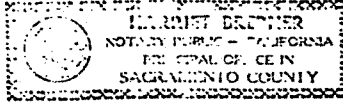
On February 8, 1965 before me, the undersigned, a Notary Public in and for said State, personally appeared Gerald L. Storz personally known to me to be the person whose name is subscribed to the within instrument, as a Witness thereto, who being by me duly sworn, deposes and says:

That he resides in Sacramento, California and that he was present and saw Edwin F. Becker & Edith E. Becker personally known to him to be the same

person described in and whose names are subscribed to the within and annexed instrument as Parties thereto, execute and deliver the same, and he acknowledged to said affiant that they executed the same; and that said affiant subscribed his name thereto as a Witness.

WITNESS my hand and official seal.

Signature Harriet Brebner
Harriet Brebner 10/11/67
Name (Typed or Printed)



\$2.80

(This is an official notarial seal)

11811

GRANT DEED



Title Insurance
and
Trust Company

COMPLETE STATEWIDE TITLE SERVICE
WITH ONE LOCAL CALL

GRANT DEED



Title Insurance
and
Trust Company

COMPLETE STATEWIDE TITLE SERVICE
WITH ONE LOCAL CALL



660114-627

BOOK 6114 PAGE 627

RECORDING REQUESTED BY

Title Insurance and Trust Company

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

JAN 14 11 00 AM 1966

AND WHEN RECORDED MAIL TO

Lloyd Czoberek
8213 Cedar Crest Way
Sacramento, California
95826

Edward J. Hoover
COUNTY RECORDER

3892

240966 AP

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Mail tax statements to address above.

AFFIX LRS. 1.10 IN THIS SPACE



Corporation Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

TO 626 C

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

CAN-AM INVESTMENTS, LTD., a California corporation,
a corporation organized under the laws of the state of California
hereby GRANTS to

LLOYD CZOBEREK and BEVERLY CZOBEREK, his wife, as joint tenants, *X*

the following described real property in the

County of Sacramento, State of California:
Lot 11, as shown on the official "Plat of Hewitt Subdivision No. 4", filed in
the office of the County Recorder of Sacramento County, January 24, 1914, in
Book 14 of Maps, Map No. 55.

EXCEPTING THEREFROM; Beginning at the Northwest corner of said Lot 11, said
corner being a point on the centerline of a County Road known as Hewitt Avenue;
thence from said point of beginning, along the North line of said Lot 11 East
260 feet; thence, South, and parallel with the West line of said Lot 11, 140
feet; thence, West, and parallel with the North line of said Lot 11, 260 feet
to a point on the centerline of said County Road; thence, along said center-
line and the West line of said Lot 11, North 140 feet to the point of
beginning. AND FURTHER EXCEPTING THEREFROM any portion thereof, included
in any road *and met*

21

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this
instrument to be executed by its _____ President and _____ Secretary
thereunto duly authorized.

Dated: January 10, 1966

STATE OF CALIFORNIA
COUNTY OF Sacramento } SS

_____, before me, the under-
signed, a Notary Public in and for said County and State, personally
appeared E. M. Cleve, known
to me to be the _____ President, and
G. H. Bassi, known to me to be
_____, Secretary of the Corporation that executed the
within Instrument, knows to me to be the persons who executed the
within Instrument on behalf of the Corporation therein named, and
acknowledged to me that such Corporation executed the within Instru-
ment pursuant to its by-laws or a resolution of its board of directors.

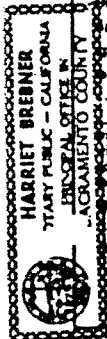
Can-Am Investments, Ltd.
By *E. M. Cleve*
E. M. Cleve President
Can-Am Investments, Ltd.
By *G. H. Bassi*
G. H. Bassi Secretary

WITNESS my hand and official seal.
Seal)
Signature *Harriet Brenner*
Harriet Brenner 10-7-67
Name (Typed or Printed)
Notary Public in and for said County and State

Title Order No. 242966-AP
Escrow or Loan No. _____

\$2.00

3892 JAN 14 1966



WHEN RECORDED,
PLEASE MAIL THIS INSTRUMENT TO

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

FEB 11 2 23 PM 1966

Edward J. Cooper
RECORDER

Order No. 2-14-Healy
Escrow No. 300 Edgemoor way
Loan No. 23

\$2.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JACK HUNT HEALY and MARGARET S. HEALY, his wife

, do es hereby

GRANT to JACK HUNT HEALY and MARGARET S. HEALY, his wife, as Tenants In Common

County of Sacramento,

the real property in the
State of California, described as:

PARCEL NO. 1- LOT 10 as shown on the Official "Plat of Hewitt Subdivision No. 4",
recorded in the office of the County Recorder of said Sacramento County, January
24, 1914, in Book 14 of Maps, Map No. 55, EXCEPT the West 40 feet located in Hewitt
Avenue.

PARCEL NO. 2- THAT Portion of Lots 8 and 9 as shown on the official "Plat of Hewitt
Subdivision No. 4, recorded in the office of the County Recorder of said Sacramento
County, January 24, 1914, in Book 14 of Maps, Map No. 55 Described as:

COMMENCING at an iron pipe marking the Southeast corner of said Lot 9 and
running thence South 88° 38' West 461.0 feet to an iron pipe marking the Northeast
corner of Lot 10 of said Subdivision; thence South 89° 58' West along the division
line between said Lots 9 and 10, a distance of 96.2 feet; thence North 20° 24' West
667.1 feet to the North line of said Lot 8; said line being the center of Duluth
Avenue; thence North 89° 58' East along the center line of said Avenue, 561.0 feet
to the Northeast corner of said Lot 8; thence South 20° 24' East along the East
line of said Lots 8 and 9 to the place of beginning, containing 8 acres more or less.

12333

FEB 11 1966

Dated: February 7, 1966

City STATE OF CALIFORNIA
COUNTY OF }
San Francisco }

On February 8, 1966

before me, the undersigned, a Notary Public in and for said

State, personally appeared Jack Hunt Healy
and Margaret S. Healy

known to me to be the person(s) whose name(s) are
subscribed to the within instrument and acknowledged that
they associated the same.

WITNESS my hand and official seal.

Signature John H. Cokeley

Name (Typed or Printed)

(This area for official notarial seal)

MAIL TAX STATEMENTS TO: Jack Hunt Healy and Margaret S. Healy

Address

Zip Code

No receipt given
tax debt
 RECORDING REQUESTED BY
land tax statement to

John Hunt Healy
300 Edgohill Way
San Francisco, Calif. 94127
 WHEN RECORDED MAIL TO

 John Hunt Healy
 300 Edgohill Way
 San Francisco, Calif.

BOOK 68-04-19 PAGE 368
 OFFICIAL RECORDS
 SACRAMENTO COUNTY, CALIF.
 APR 13 10 08 AM 1968

 COUNTY RECORDER
 27304
 \$2.00

SPACE ABOVE THIS LINE FOR RECORDS USE

QUITCLAIM DEED

IN CONSIDERATION of One Dollar receipt of which is hereby acknowledged,
 JACK HUNT HEALY AND MARGARET S. HEALY, his wife,
 do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to
 JOHN HUNT HEALY, their son, a single man
 County of Sacramento
 all that real property in the State of California, described as:

Parcel No. 1, Lot 10 as shown on official "Plat of Hewitt Subdivision No. 4", recorded in the office of the County Recorder of said Sacramento County, January 24, 1914 in Book 14 of maps, map number 55, EXCEPT the west 40 feet located in Hewitt Avenue.

Parcel No. 2, - That portion of lots 8 and 9 as shown on the official "Plat of Hewitt Subdivision No. 4", recorded in the office of the County Recorder of said Sacramento County, January 24, 1914, in book 14 of maps, number 55 described as:

Commencing at an iron pipe marking the southeast corner of said lot 9 and running thence south 88° 39' west 461.0 feet to an iron pipe marking the northeast corner of the lot 10 of said subdivision; thence south 89° 58' west along the division line between said lots 9 and 10, a distance of 96.2 feet; thence north 20° 24' west 667.1 feet, to the North line of said lot 8; said line being the center of Duluth Avenue; thence North 89° 58' east along the center line of said Avenue, 561.0 feet to the north east corner of said lot 8; thence south 20° 24' east along the east line of said lots 8 and 9 to the place of beginning, containing eight acres more or less.

27304 APR 19 1968

Dated: May 20, 1967
 STATE OF CALIFORNIA
 COUNTY OF San Francisco
 On May 20, 1967
 before me, the undersigned, a Notary Public in and for said County and State, personally appeared
Jack Hunt Healy and Margaret S. Healy
 Healy

Jack Hunt Healy
Margaret S. Healy

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.
 WITNESS my hand and official seal.
 (Seal) Helen Dawson
 Notary Public in and for said County and State.



Order No. _____

HELEN DAWSON, Notary Public City & Co. of San Francisco
 My Commission Expires August 3, 1968

RECORDING REQUESTED BY
Founders Title Company
#401831

AND WHEN RECORDED MAIL TO

Name Charles R. Gordon
Janet A. Gordon
Street Address 4817 Olive Oak Way
City & State Carmichael, CA 95608

MAIL TAX STATEMENTS TO

Name
Street Address SAME AS ABOVE
City & State

BK 78-05-05 PG 1429
OFFICIAL RECORDS
SACRAMENTO COUNTY CA

MAY 5 3 52 PM 1978

[Signature]
REGISTERED

\$4.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

67464

Grant Deed

This form furnished by Founders Title Company

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$136.40
XX) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale. and
() Unincorporated area: () City of _____



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.
JOHN HUNT HEALY and MARY ANNE HEALY, his wife

hereby GRANT(S) to
CHARLES R. GORDON and JANET A. GORDON, his wife, as Joint Tenants

the following described real property in the
County of Sacramento, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated April 24, 1978

[Signature]
John Hunt Healy

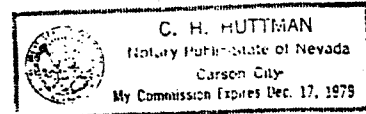
STATE OF Nevada
COUNTY OF Carson City } ss.

On April 25, 1978 before me, the undersigned, a Notary Public in and for said State, personally appeared John Hunt Healy and Mary Anne Healy

[Signature]
Mary Anne Healy

_____ known to me to be the person whose name subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

Signature *[Signature]*
Name (Typed or Printed) C. H. Huttman



(This area for official notarial seal)

Title Order No. _____ Escrow or Loan No. _____

67464

EXHIBIT "A"

PARCEL NO. 1:
Lot 10, as shown on the "Plat of Hewitt Subdivision No. 4", recorded
in Book 14 of Maps, Map No. 55, records of said County.

EXCEPT the West 40 feet located in Hewitt Avenue.

PARCEL NO. 2:
That portion of Lots 8 and 9, as shown on the "Plat of Hewitt Subdivision
No. 4", recorded in Book 14 of Maps, Map No. 55, records of said County,
described as follows:

COMMENCING at an iron pipe marking the Southeast corner of said Lot 9
and running thence South 88° 38' West 461.0 feet to an iron pipe marking
the Northeast corner of the Lot 10 of said subdivision; thence South
89° 58' West along the division line between said Lots 9 and 10, a distance
of 96.2 feet; thence North 20° 24' West 667.1 feet, to the North line of
said Lot 8; said line being the center of Duluth Avenue; thence North
89° 58' East along the center line of said Avenue, 561.0 feet to the
Northeast corner of said Lot 8; thence South 20° 24' East along the East
line of said Lot 8 and 9 to the place of beginning

EXCEPTING AND RESERVING unto the grantors herein an undivided 1/2 interest
in all oil, gas, asphaltum minerals and other hydrocarbon substances in
or on said land, below a depth of 500 feet from the surface of said land,
together with the right to produce, explore, develop and extract said
substances but without, however, the right of surface entry on the surface
of said land or within said 500 feet from the surface thereof.

67461

BR 79-03-02 1000

SACRAMENTO COUNTY RECORDS

MAR 24 27 PM 1979

ALVIN V. BOODA
SACRAMENTO COUNTY RECORDER

3-1683
\$5.00

1 RECORDING REQUESTED BY:

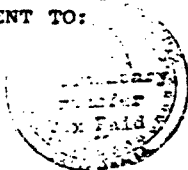
2

3 WHEN RECORDED MAIL TO:

4 De Meo & De Meo
5 1022 Mendocino Ave
6 Santa Rosa, Cal. 95401

7 MAIL TAX STATEMENT TO:

8 Above



DOCUMENTARY TRANSFER TAX \$ 247.⁰⁰
 COMPUTED ON VALUE OF INTEREST CONVEYED.
 COMPUTED ON VALUE OF INTEREST CONVEYED LESS LIENS
AND ENCUMBRANCES REMAINING THEREON AT TIME OF SALE
Signature of Recorder or Agent determining tax --

10 GRANT DEED

11 In consideration of the sum of Two Hundred Twenty
12 Thousand Dollars (\$220,000.00), receipt of which is hereby
13 acknowledged, I, EDNA GENELLE LARSON, as executor of the Estate
14 of LOUISE B. REDDICK, Deceased, pursuant to the Order of the
15 Superior Court of the State of California in and for the County
16 of Sacramento, made in the matter of the Estate of LOUISE B.
17 REDDICK, Deceased, Probate Proceeding Number 69108, on January
18 3, 1979, confirming the sale of real estate and directing the
19 execution of a conveyance, a certified copy of which is recorded
20 with this deed, hereby grants to ROBERT L. DUPRET and FRANCES B.
21 DUPRET, as community property, as to an undivided one-half, and
22 ARTHUR A. DANEKAS, a single man, as to an undivided one-half,
23 all right, title, interest and estate of the decedent at the
24 time of her death and all right, title and interest that the
25 estate may have subsequently acquired by operation of law or
26 otherwise in and to the real property situated in the County of
27 Sacramento, State of California, described as follows:

28 Beginning at a point on the South line of
29 Section 14, Township 7 North, Range 5 East,
30 where said South line is intersected by the
center line of the Upper Stockton Road, so
called; said point of intersection being

DILPENBROCK, WULFF,
PLANT & HANNIGAN
Attorneys
Sacramento, Calif

34101



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further located as 2607 feet Westerly from the one quarter section corner common to said Section 14 and Section 23, said Township and Range; thence from said point of beginning North 20° 57' West along the center line of said Upper Stockton Road 1136 feet; thence South 88° 38-1/2' West 667.2 feet to an iron pipe marking the Southeast corner of Lot 9 of Hewitt Subdivision No. 4 as shown on the official plat thereof filed for record in the County Recorder's Office of Sacramento County, January 24, 1914, in Book 14 of Maps, Map No. 55; thence continuing South 88° 38-1/2' West and along the South line of said Lot 9, 461 feet to an iron pipe marking the Northeast corner of Lot 10 of said Hewitt Subdivision No. 4; thence South 9° 49' East along the Easterly lines of Lots 10, 11 and 12 of said Subdivision, 1059.5 feet to an iron pipe marking the Southeast corner of Lot 12 of said Subdivision; thence North 89° 34' East 1353.3 feet along fence line and the South line of Sections 15 and 14, said Township and Range, to point of beginning,

EXCEPTING THEREFROM the following:

Beginning at a point on the South line of Section 14, in said Township and Range where said South line is intersected by the center line of the Upper Stockton Road, so-called; said point of intersection being further located as 2607 feet Westerly from the one-quarter section corner common to said Section 14 and Section 23, in said Township and Range; thence from said point of beginning South 89° 34' West 1353.5 feet along the South line of said Section 15 to the Southeast corner of Lot 12 as shown on the official "Plat of Hewitt Subdivision No. 4," recorded in the office of the County Recorder of Sacramento County, January 24, 1914, in Book 14 of Maps, Map No. 55; thence North 9° 49' West 205 feet along the Easterly line of said Lot 12; thence North 89° 34' East 1311.1 feet to a point in the center line of the said Upper Stockton Road and thence South 20° 57' East 216.3 feet along said center line to the point of beginning.

DATED: 12/29/78

Edna Genelle Larsen
Edna Genelle Larsen, Executor
of the Estate of Louise B.
Reddick, Deceased

///

ACKNOWLEDGMENT

1
2 STATE OF CALIFORNIA)
3) ss.
4 COUNTY OF SACRAMENTO)

5 On this 27TH day of DECEMBER, 1975,
6 before me, the undersigned, a Notary Public in and for the said
7 County and State, duly commissioned and sworn, personally appeared
8 EDNA GENELLE LARSON, as Executor of the Estate of LOUISE B. REDDICK,
9 Deceased, known to me to be the person whose signature is sub-
10 scribed to the within instrument, and acknowledged to me that she
11 executed the same.

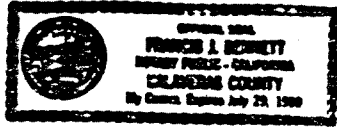
12 IN WITNESS WHEREOF, I have hereunto set my hand and
13 affixed my official seal the day and year in this Certificate
14 first above written.

Francis J. Bennett

Notary Public
State of California

My Commission Expires:

July 27, 1980



28 ///
29 ///
30 ///

Recorded at the Request of:
DeMEO & DeMEO

When Recorded Return to:
DeMEO & DeMEO
1022 Mendocino Avenue
Santa Rosa, California 95401

WESTERN TITLE INSURANCE COMPANY

MAR 2 4 27 PM 1979

ALVIN L. PODDA
Notary Public

John F. DeMEO
Notary Public

PK 79-03-02 PG 1583
1583

34641
\$5.00

GRANT DEED

We, ROBERT L. DUPRET and FRANCES B. DUPRET, husband and wife and ARTHUR A. DANEKAS, a single man, grant to SEA VIEW LUMBER COMPANY, INC., a California corporation all that real property situated in the County of Sacramento, State of California, described as follows:

See Exhibit "A" attached hereto.

Executed and delivered on MARCH 2nd, 1979.

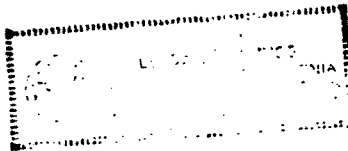
Robert L. Dupret
ROBERT L. DUPRET
Frances B. Dupret
FRANCES B. DUPRET
Arthur A. Danekas
ARTHUR A. DANEKAS

State of California, County of Sacramento:

On MARCH 2nd, 1979, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared, ROBERT L. DUPRET, ~~FRANCES B. DUPRET~~ and ARTHUR A. DANEKAS, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Alvin L. Podda
Notary Public

Mail Tax Statements to:
Sea View Lumber Company, Inc.
3996 Piner Road
Santa Rosa, California



24031

State of California, County of Sonoma:

On March 2, 1979, before me, the undersigned a Notary Public in and for said State, with principal office in said County personally appeared, FRANCES B. DUPRET known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

Francis R. Weber
Notary Public



1594

1594

→

EXHIBIT "A"

All that portion of the Southeast 1/4 of Section 15, Township 7 North, Range 5 East, M. D. B. & M., described as follows:

Beginning at a point in the center line of the Upper Stockton Road, so called, from which the one-quarter section corner common to Section 14 and Section 23, Township 7 North, Range 5 East, bears South 20° 57' East along the center line of said Upper Stockton Road, 216.3 feet to the South line of Section 14, and East along the South line of Section 14, a distance of 2607.00 feet; thence from said point of beginning, North 20° 57' West along the center line of said Upper Stockton Road a distance of 919.7 feet; thence South 88° 38 1/2' West a distance of 667.2 feet to an iron pipe marking the Southeast corner of Lot 9 of Hewitt Subdivision No. 4, as shown on the official plat thereof, filed for record in the County Recorder's Office of Sacramento County, California, on January 24, 1914, in Book 14 of Maps, Map No. 55; thence continuing South 88° 38 1/2' West and along the South line of said Lot 9, a distance of 461.00 feet to an iron pipe marking the Northeast corner of Lot 10 of said Hewitt Subdivision No. 4; thence South 9° 49' East along the Easterly lines of Lots 10, 11 and 12 of said subdivision, a distance of 854.5 feet to the Northwest corner of property conveyed by Virgil K. Reddick and wife, to Walter Thompson, by deed dated March 2, 1946, recorded in Book 1215 of Official Records, page 397; thence North 89° 34' East along the North line of property conveyed to Walter Thompson, a distance of 1311.1 feet to the point of beginning.

EXCEPTING THEREFROM all that portion of the above described property lying Easterly from a line described as follows:

BEGINNING at a point distant N. 36° 40' 36" W. 139.12 feet from the monument in the Westerly line of the existing State Highway Right of Way distant S. 55° 34' W. 48.27 feet from Engineer's Station 392+00 as per Sheet 16 of 32 of the Official Layout Sheets, Road X-Sac-4-B, approved April 11, 1932, filed May 8, 1934, in State Highway Map Book No. 1, Records of Sacramento County, said monument also being the point of beginning of that certain Deed dated October 25, 1950, recorded January 4, 1951 in Book 1971 at Page 50 Official Records of Sacramento County, THENCE from said point of beginning S. 20° 43' 46" E. 1918.55 feet.

A.P. NO. 117-182-18

EXHIBIT "A"

RECORDING REQUESTED BY

Western Title Insurance Co.

AND WHEN REQUESTED MAIL TO

SEANWEL LAMER CO., INC.

1022 MARSHCROFT AVE.

SACRAMENTO, CA 95811

NAME
ADDRESS
CITY & STATE

Title Order No. 2712-B-100

791026-408
87810-26493

OFFICIAL RECORD
RECORDED BY REQUEST OF
WESTERN TITLE INSURANCE CO

NOV 23 5 00 AM 1979

\$4.00



Official Seal

183136

MAIL THE STATEMENTS TO

NAME
ADDRESS
CITY & STATE

SAME AS ABOVE

Documentary Transfer Tax \$143.00
 Computed on full value of property conveyed, or
 Computed on full value less liens and encumbrances
remaining thereon at time of sale.
Charles R. Gordon
Notary Public

Individual Grant Deed

WESTERN TITLE FORM NO. 100

FOR VALUE RECEIVED, CHARLES R. GORDON AND JANET A. GORDON, husband and wife,

GRANT to SEA VIEW LIMEER CO., INC., A CALIFORNIA CORPORATION,

all that real property situate in the

County of Sacramento,

State of California, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO...

183136

APX-117-182-02

Dated October 16, 1979

Charles R. Gordon
CHARLES R. GORDON

Janet A. Gordon
JANET A. GORDON

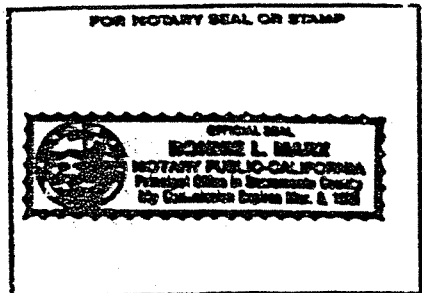
STATE OF CALIFORNIA

County of Sacramento }
On OCT. 18, 1979, before me, the undersigned,

a Notary Public, in and for said State, personally appeared
CHARLES R. GORDON and JANET A. GORDON
known to me to be the persons whose names are
subscribed to the within instrument, and acknowledged to me that
they executed the same.

Bonnie L. McCoy
Notary Public

FOR NOTARY SEAL OR STAMP



MAIL TAX STATEMENTS AS DIRECTED ABOVE

That portion of Lots 8 and 9, of Hewitt Subdivision No. 4, according to the official Plat thereof, filed in the office of the Recorder of Sacramento County, California, on January 24, 1914, in Book 1A of Maps, Map No. 53, records of said County, described as follows:

COMMENCING at an iron pipe marking the Southeast corner of said lot 9 and running thence South $89^{\circ} 38'$ West 461.0 feet to an iron pipe marking the Northeast corner of Lot 10 of said subdivision; thence South $89^{\circ} 58'$ West along the division line between said Lots 9 and 10, a distance of 96.2 feet; thence North $20^{\circ} 24'$ West 657.1 feet, to the North line of said Lot 8; said line being the center of Duluth Avenue; thence North $89^{\circ} 58'$ East along the center line of said Avenue, 561.0 feet to the Northeast corner of said Lot 8; thence South $20^{\circ} 24'$ East along the East line of said Lots 8 and 9 to the place of beginning.

EXCEPTING THEREFROM an undivided $1/2$ interest in all oil, gas, asphaltum minerals and other hydrocarbon substances in or on said land, below a depth of 500 feet from the surface of said land, together with the right to produce, explore, develop and extract said substances but without, however the right of surface entry on the surface of said land or within said 500 feet from the surface thereof as reserved in the deed from John Hunt Healy and Mary Jane Healy, his wife to Charles R. Gordon and Janet A. Gordon, his wife, as joint tenants, dated April 24, 1978, recorded May 5, 1978, in Book 780505 O. R., Page 1419.

RESERVING UNTO GRANTEE HEREIN an undivided $1/2$ interest in all oil, gas, asphaltum minerals and other hydrocarbon substances in or on said land, below a depth of 500 feet from the surface of said land, together with the right to produce, explore, develop and extract said substances but without, however the right of surface entry on the surface of said land or within said 500 feet from the surface thereof.

183136

RECORDING REQUESTED BY
WESTERN TITLE INSURANCE CO.
AND WHEN RECORDED MAIL TO

NAME
SEA VIEW LUMBER COMPANY, INC.
ADDRESS
3996 PINER ROAD
CITY & STATE
SANTA ROSA, CALIFORNIA 95401

OFFICIAL RECORDS
RECORDED AT REQUEST OF
Western Title Insurance Co.

FEB 18 8 00 AM 1981

B810218P 106

\$5.00

J.A. Simpson
SACRAMENTO COUNTY
CLERK-RECORDS

24584

Title Order No 279783 Escrow No _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

117-182-07
M/R MAIL TAX STATEMENTS TO

Documentary transfer tax \$ 0
 Computed on full value of property conveyed, or
 Computed on full value less liens and encumbrances remaining thereon at time of sale.

NAME
ADDRESS AS DIRECTED ABOVE
CITY & STATE

J.A. Simpson W.T.I. Co.
Signature of declarant or agent determining tax—firm name

Individual Grant Deed

WESTERN TITLE FORM NO. 104

FOR VALUE RECEIVED, ROBERT L. DUPRET and FRANCES B. DUPRET, husband and wife and ARTHUR A. DANEKAS, a single man

GRANT to SEA VIEW LUMBER COMPANY, INC., a California corporation

all that real property situate in the

State of California, described as follows:

County of Sacramento

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dated February 2, 1981

Robert L. Dupret
Robert L. Dupret
Frances B. Dupret
Frances B. Dupret
Arthur A. Danekas
Arthur A. Danekas

Frances B. Dupret
Frances B. Dupret

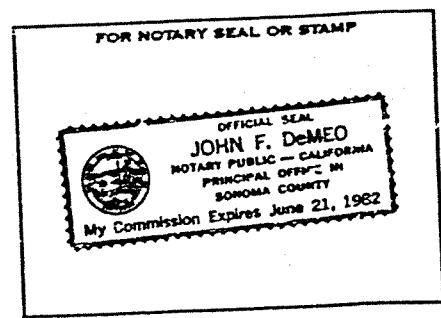
STATE OF CALIFORNIA
County of SONOMA

On February 2, 1981, before me, the undersigned,

a Notary Public, in and for said State, personally appeared
ARTHUR A. DANEKAS

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

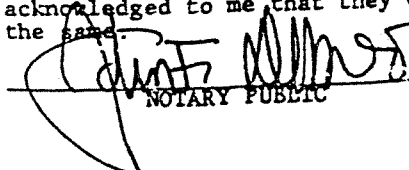
John F. DeMEO
Notary Public

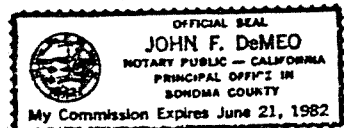


State of California, County of Sonoma:

On February 13, 1981, before me the undersigned, a Notary Public in and for said State, personally appeared ROBERT L. DUPRET and FRANCES B. DUPRET, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

B810218P 107


NOTARY PUBLIC



Recorded at the request of

ALLAN H. GALBREATH

Return to

ALLAN H. GALBREATH

3811 Florin Road

Sacramento, CA 95824

81 12 07 - 289

OFFICIAL RECORDS
RECORDED AT REQUEST OF
FOUNDER'S FILE CO

DEC 07 1981 800 AM

GA Simpson
SACRAMENTO COUNTY
REC'D 11/27/81

\$4.00

188553

Documentary transfer tax \$ -0-
-0-
Computed on full value of property conveyed, or
Computed on full value less liens and encumbrances
remaining thereon at time of sale.

✓ Alan H. Galbreath
Signature of declarant or agent determining tax - firm name

Quit Claim Deed

PEARL O. GALBREATH, an unmarried woman,

does quit claim unto

ALLAN H. GALBREATH, an unmarried man, as his sole and separate property

all that real property situate in the City of Sacramento County of Sacramento

State of California, described as follows:
All that portion of Lots 8 and 9 as shown on the official "Plat of Hewitt Subdivision No. 4," recorded in the office of the County Recorder of Sacramento County, January 24, 1914, in Book 14 of Maps, Map No. 55, described as follows:

Beginning at a point in the line between Lots 7 and 8 of said subdivision distant South 89° 58' West 561.0 feet from the Northwest corner of said Lot 8, said point of beginning also being in the center line of Duluth Avenue; running thence South 20° 24' East 667.1 feet to a point on the South line of Lot 9 which is distant South 89° 58' West 96.2 feet from the Northeast corner of Lot 10 of said Subdivision; thence along the South line of said Lot 9, South 89° 58' West 1081.11 feet to the West line of said Northwest corner of Lot 8; thence along the center line of Duluth Avenue North 89° 58' East 848.56 feet to the place of beginning, containing 13.85 acres, more or less.

EXCEPT AND RESERVING unto the Grantor as a mineral interest and as a royalty interest all oil, gas, hydrocarbons, minerals, valuable metals, and associated substances in, under or produced and saved from said real property together with the right to produce, develop, explore and extract said substances

APN 117-181-11

Dated Aug 31 1981

Pearl O. Galbreath
PEARL O. GALBREATH

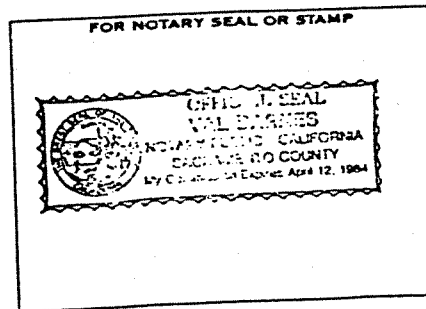
STATE OF CALIFORNIA

County of Sacramento

On August 31 1981 before me, the undersigned, a Notary Public, in and for said State, personally appeared Pearl Galbreath

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Val Barnes
Notary Public



RECORDING REQUESTED BY

ALLAN H. GALBREATH

AND WHEN RECORDED MAIL TO

Name
Street
Address
City
State
Zip

ALLAN H. GALBREATH
3811 Florin Road, #19
Sacramento, Ca 95823

821021 1253
821021-1253
887:88

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

892 OCT 21 PM 12:48

J. G. Simpson
COUNTY CLERK-RECORDER

FEE
\$4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name
Street
Address
City
State
Zip

ALLAN H. GALBREATH
3811 Florin Road, #19
Sacramento, Ca 95823

NO TAX DUE.

LUKE G. CONLEY III

TRANSFER TAX \$ 8 - Dissolution of Marriage

P.N. 117-182-0100

QUITCLAIM DEED

(Escrow No.)

By this instrument dated September, 1982, for a valuable consideration,

PEARL O. GALBREATH

do hereby remise, release and forever quitclaim to ALLAN H. GALBREATH

the following described Real Property in the State of California, County of SACRAMENTO

City of SACRAMENTO

All that portion of Lots 8 and 9 as shown on the official "Plat of Hewitt Subdivision No. 4" recorded in the office of the County Recorder of Sacramento County, January 24, 1914, in Book 14 of Maps, Map No. 55 described as follows:

Beginning at a point in the line between Lots 7 and 8 of said subdivision distant South 89 degrees 58 feet West 561.0 feet from the Northwest corner of said Lot 8, said point of beginning also being in the center line of Duluth Avenue; running thence South 20 feet 24 feet East 667.1 feet to a point on the South line of Lot 9 which is distant South 89 degrees 58 feet West 96.2 feet from the Northeast corner of Lot 10 of said Subdivision; thence along the South line of said Lot 9, South 89 degrees 58 feet West 1081.11 feet to the West line of said Northwest corner of said Lot 8; thence along the center line of Duluth Avenue North 89 degrees 58 feet East 848.56 feet to the place of beginning, containing 13.65 acres, more or less.

EXCEPT AND RESERVING unto Grantor and Grantee as tenants in common as a mineral interest and as a royalty interest in all oil, gas, hydrocarbons, minerals, valuable metals, and associated substances in, under or produced and saved from said real property, together with the right to produce, develop, explore, and extract said substances.

Pearl O. Galbreath
PEARL O. GALBREATH

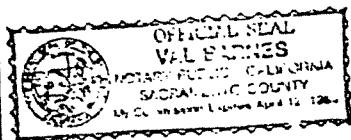
Revised 9-67

STATE OF CALIFORNIA
COUNTY OF Sacramento

On September 11, 1982 before me, the undersigned, a Notary Public in and for said County and State, personally appeared PEARL O. GALBREATH known to me to be the

person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Notary's Signature Val B...



MAIL TAX STATEMENTS AS DIRECTED ABOVE

101a NAME OF DECEASED Irving Gordon - III		102 DATE OF BIRTH November 20, 1913		103 SEX M	
104 US BIRTH PLACE NY		105 MARRIAGE STATUS Married		106 NAME OF SPOUSE Janet A. Gordon	
107 PRIMARY OCCUPATION Surgeon/Physician		108 NUMBER OF YEARS THIS OCCUPATION 10		109 TYPE OF DEATH Medical	
110 USUAL RESIDENCE 7360 Rocket Road Sacramento		111 STATE CA		112 NAME AND ADDRESS OF INCARCIMENT - DEATHPLACE Janet A. Gordon (Wife) 7360 Pocket Road Sacramento, CA.	
113 PLACE OF DEATH 7360 Rocket Road Sacramento		114 CITY Sacramento		115 COUNTY Sacramento	
116 CAUSE OF DEATH (a) CARDIAC ARREST (b) HYPERCALCAEMIA 2 nd M MALIGNANT G.M.O. (c) PANCREATIC CARCINOMA		117 INTERVAL BETWEEN ONSET AND DEATH 10 mo. 9 mo.		118 APPLICABLE INTERVAL BETWEEN ONSET AND DEATH No No No	
119 OTHER SIGNIFICANT CONDITIONS - CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN METASTATIC LIVER - BONA DISEASE		120 TYPE OF OPERATION NO		121 DATE OF OPERATION	
122 PHYSICIAN'S CERTIFICATION 6-1-84 4-26-85		123 PHYSICIAN'S NAME AND ADDRESS John T. Hata, 7600 Timberlake, Sacramento, CA		124 DATE OF DEATH APR 29 1985	
125 LOCATION (STREET AND NUMBER OR LOCATION AND CITY OF TOWN)		126 DESCRIBE HOW INJURY OCCURRED (GIVE ITS WHICH RELATED TO INJURY)		127 DATE OF BIRTH (MONTH, DAY YEAR)	
128 DATE OF DEATH April 29, 1985		129 NAME AND ADDRESS OF FUNERAL HOME Camellia Memorial Chapel, Sacramento, CA		130 TYPE OF BURIAL Not embalmed	
131 STATE REGISTRAR		132 COUNTY REGISTRAR		133 COUNTY REGISTRAR	

THIS IS TO CERTIFY THAT IF BEARING THE SEAL OF THE SACRAMENTO COUNTY HEALTH OFFICER, THIS IS A TRUE COPY OF A RECORD ON FILE IN THE VITAL STATISTICS SECTION, SACRAMENTO COUNTY DEPARTMENT OF HEALTH, SACRAMENTO, CALIFORNIA.

Paul F. Horn, M.D.

REGISTRAR

Bonnie York

DEPUTY

NOW, THEREFORE, in consideration of the foregoing promises and other good and valuable consideration, the receipt of which is hereby acknowledged, and in consideration of the mutual promises of the Parties hereto, the Parties hereto do hereby mutually covenant and agree as follows:

1. The Transferee does hereby assume and agree to pay the principal sum of the indebtedness evidenced by the Note and secured by said Deed of Trust, reduced as of October 7th, 1991, to the principal sum of \$89,433.72 together with interest at the rate of 9.5000 percent (9.5000 %) per annum, in accordance with the terms of said Note and Deed of Trust, or as said terms may from time to time be modified or changed, with the same force and effect as if the said instruments had originally been executed by them.

The Association does not by this Assumption Agreement relieve and release the Transferor of and from any liability or obligation to make the payments provided for pursuant to the terms of the said Note and Deed of Trust referred to above. At such time that 5 years from the Assumption Agreement recording date has elapsed, the Transferor will then be released from liability. It is expressly understood and agreed by the Parties hereto that this Agreement shall not be deemed to be or construed to as released of the debt nor shall anything herein contained in any manner of form impair the validity of the lien of said Note and Deed of Trust.

There are no offsets or defenses to the said Note and Deed of Trust or to the amount of the debt as hereinbefore set forth.

Except as modified by this Agreement, all the provisions of said Note and Deed of Trust are and shall remain in full force and effect and are and shall be performed by the Transferee.

This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their legal representatives, heirs, administrators, executors, successors and assigns.

IN WITNESS WHEREOF, the Parties hereto have hereunto affixed their signatures the day and year in this Agreement first above written.

Robert E. Travis, Jr.
Robert E. Travis, Jr.
TRANSFEROR(S)

Michael S. Hagan
Beulah W. Shapiro
TRANSFEE(S)

FIRST CALIFORNIA MORTGAGE COMPANY

BY Byron J. Rooker
Byron J. Rooker, Assistant Vice President

FOUNDERS TITLE COMPANY
284-613

95 07 25 0574
850725.

122323
OFFICIAL RECORDS
RECORDED AT REQUEST OF
FOUNDERS TITLE CO

JUL 25 1985 100 AM

117-182-31

Henry Koo
1273 Fremont Terrace East
Sunnyvale, Ca. 94087

John J. ...
SACRAMENTO COUNTY CLERK

SPACE ABOVE THIS LINE FOR RECORDING PURPOSES

FEE
\$ 25
B
01

Grant Deed



The undersigned grantor(s) declare(s)
Documentary transfer tax is \$ 649.00
 computed on full value of property conveyed, or
 computed on full value less value of liens and encumbrances remaining at time of sale
 Unincorporated area: City of _____
 Realty not sold

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

BEVERLY CZOBENK, as her sole and separate property and
ARTHUR A. DANEKAS, an unmarried man

hereby GRANT(S) to

MAJORITY INVESTMENTS, INC., a California corporation

County State of California, described
the property in Sacramento

as Lot 11, as shown on the "Plat of Hewitt Subdivision No. 4", recorded in Book 14 of Maps, Map No. 55, records of said County.

EXCEPTING THEREFROM: Beginning at the Northwest corner of said Lot 11, said corner being a point on the centerline of a County Road known as Hewitt Avenue; thence from said point of beginning, along the North line of said Lot 11 East 260 feet; thence, south and parallel with the West line of said Lot 11, 140 feet; thence West, and parallel with the North line of said Lot 11, 260 feet to a point on the centerline of said County Road; thence, along said centerline and the West line of said Lot 11, North: 140 feet to the point of beginning. AND FURTHER EXCEPTING THEREFROM any portion thereof, included in any road.

RESERVING THEREFROM all minerals, oil, gas and other hydrocarbon substances lying below a depth of 500 feet from the surface of said land without the right of surface entry. BC

Mail tax statements to above addressee

Date July 9, 1985

STATE OF CALIFORNIA
COUNTY OF Sacramento

On July 8, 1985 before me, the under signed a Notary Public in and for said State personally appeared Arthur A. Danekas & Beverly Czobenk

Beverly Czobenk
BEVERLY CZOBENK

Arthur A. Danekas
ARTHUR A. DANEKAS

known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same WITNESS my hand and official seal

Signature *Chris L. Dean*
Chris L. Dean
Name Printed


CHRIS L. DEAN
NOTARY PUBLIC
SACRAMENTO COUNTY, CALIFORNIA
My Commission Expires April 7, 1989

BOOK PAGE
85 08 27 1202

111078
OFFICIAL RECORD
AUG 27 PM 12:52

COUNTY CLERK RECORD 8-38.1

Recording requested by and when recorded shall be:

FRED B. OLIVER, ESQ. FRED B. OLIVER, INC. 708 10th Street, Suite 260 Sacramento, California 95814 ATTORNEY FOR PLAINTIFF JANET A. GORDON, Petitioner SUPERIOR COURT OF CALIFORNIA, COUNTY OF SACRAMENTO STREET ADDRESS: 720 Ninth Street MAILING ADDRESS: Sacramento, California 95814 CITY AND ZIP CODE: BRANCH NAME:	TELEPHONE NO. (916) 441-7266	FOR COURT USE ONLY ENDORSED: 5112 26 85 JOYCE RUSSELL SMITH, CLERK By L. MORGADO, Deputy 
ESTATE OF (NAME): CHARLES ROY GORDON, also known as CHARLES R. GORDON, also known as CHARLES R. GORDON, M.D. DECEASED also known as CHARLES R. GORDON, M.D. DECEASED		CASE NUMBER 95275
SPOUSAL PROPERTY ORDER <input checked="" type="checkbox"/> And Order Approving Fees (For decedents dying after December 31, 1984)		

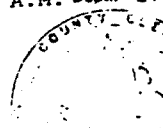
1. Date of Hearing: August 26, 1985 Time: 9:00 A.M. Dept.: 17

THE COURT FINDS

2. a. All notices required by law have been given.
- b. Decedent died on (date): April 26, 1985
- c. a resident of the California county named above
- d. a nonresident of California and left an estate in the county named above
- e. intestate testate

THE COURT FURTHER FINDS AND ORDERS

3. a. The property described in attachment 3a is property passing to (name): JANET A. GORDON the surviving spouse, and no administration of it is necessary.
- b. See attachment 3b for further order respecting transfer of the property to the surviving spouse.
4. To protect the interests of the creditors of (business name):
 a trade or business, a list of all its known creditors and the amount owed each is on file.
 a. Within (specify): _____ days from this date, the surviving spouse shall file an undertaking in the amount of \$ _____ upon condition that the surviving spouse pay the known creditors of the business.
 b. See attachment 4b for order protecting interest of creditors of the business.
5. a. The property described in attachment 5a is property that belongs to (name): JANET A. GORDON the surviving spouse, under Probate Code, §§ 100 and 101, and the surviving spouse's ownership is hereby confirmed.
- b. See attachment 5b for further order respecting transfer of the property to the surviving spouse.
6. \$ 3,000.00 is approved as attorney fees.
7. All property described in the Spousal Property Petition that is not property passing to the surviving spouse under Probate Code, § 649.1, or belonging to the surviving spouse under Probate Code, §§ 100 and 101, shall be subject to administration in the estate.
8. (Name): _____ is appointed probate referee.



The enclosed instrument is a correct copy of the original on file in my office.

JOYCE RUSSELL SMITH, County Clerk and officio Clerk for the Superior Court in and for the County of Sacramento, State of California.
 DEPUTY
J. M. Morgado

Date: August 26, 1985

JUDGE OF THE SUPERIOR COURT
 Signature follows last attachment

SPOUSAL PROPERTY ORDER (Probate)

Attachment 3a

Undivided one-half (1/2) community property interest of decedent and deceased spouse, CHARLES ROY GORDON, also known as CHARLES R. GORDON, also known as C. R. GORDON, also known as CHARLES R. GORDON, M.D., in the following described property:

Item No. Description

All that real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

1.

Halfplex located at 307 Brewster Avenue, Sacramento, California

Assessor's Parcel Number 031-370-5300

Described as:

Lot 1A of London River Estates Unit No. 1, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on March 16, 1978, in Book 119 of Maps, Map No. 6.

EXCEPTING THEREFROM the following two (2) parcels:

(a) An undivided 1/4 interest in and to all gas, minerals and other hydrocarbons substances lying below a depth of 500 feet from the surface of said land, as reserved by London Builders, Inc., a corporation in deed recorded October 31, 1978 in Book 781031, Page 1547, Official Records.

(b) An undivided 3/4 interest in and to all gas, minerals and other hydrocarbon substances lying below a depth of 500 feet from the surface of said land without any right of entry or use of said land, as reserved in that certain deed recorded March 15, 1979, in Book 790315, Page 570 Official Records, executed by Lewis Development, Inc., a California corporation.

93.

9 acres unimproved land located on Bruceville Road, Sacramento, California
Assessor's Parcel Number 117-182-1900

Described as:

Lot 10 of Hewitt Subdivision No. 4, according to the official plat thereof
filed in the Sacramento County Recorder's Office on January 24, 1914, in
Book 14 of Maps, Map No. 55.

continued
EXCEPTING THEREFROM the West 40 feet located in Hewitt Avenue.

ALSO EXCEPTING THEREFROM an undivided 1/2 interest in all oil, gas,
asphaltum, minerals and other hydrocarbon substances in or on said
land, below a depth of 500 feet from the surface of said land, together
with the right to produce, explore, develop and extract said sub-
stances, but without, however, the right of surface entry on the
surface of said land or within said 500 feet from the surface thereof,
as reserved by John Hunt Healy and Mary Anne Healy, his wife, by
deed recorded May 5, 1978, in Book 780505, Official Records, page 1419.

OFFICIAL REC. OS
SACRAMENTO COUNTY, CA IF

SEP 12 PM 1:48

COUNTY CLERK

185813

FEE
\$7
J

Edwin F. Becker.
6361 Bruceville Rd
Elk Grove, Ca 95624

Mail tax statements to return address above

Joint Tenancy Deed

This Deed, made the twelfth day of

September one thousand nine hundred and eighty six

Between Edwin F. Becker and
Edith E. Becker, his wife,
and Storia (Jane Becker) C. Clark, Edwin F. Becker,
and Edith E. Becker all as joint tenants. Grantees

Witnesseth: That the said Grantor in consideration of the sum of _____ dollars

lawful money of the United States of America in hand paid by the said Grantees, the receipt whereof is hereby acknowledged do hereby by these presents grant, bargain, and sell unto the said grantees in joint tenancy and to the survivor or survivors of them, and to the heirs and assigns of each, so long as they survive forever all that real property

located in _____ piece or parcel of land situated in Elk Grove
County of Sacramento State of California

and bounded and described as follows: Lot 11, "Plat of Hewitt Sub-
division No. 4," 23rd day of November, 1951.
Tract 4 of maps, map No. 55.

17-082-020-000

BOOK

05 19 14 24

880519-1424

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

1988 MAY 19 PM 12:17

Joyce Russell Smith
COUNTY CLERK-RECORDER

RECORDING REQUESTED BY

Mr. & Mrs. Charles F. Clark

AND WHEN RECORDED MAIL TO

Name: Mr. & Mrs. Charles F. Clark
Street Address: 121 Lawson Road
City & State: Kensington, CA 94707

MAIL TAX STATEMENTS TO

Name: Mr. & Mrs. Charles F. Clark
Street Address: 121 Lawson Road
City & State: Kensington, CA 94707

106391

FEE
\$5
E

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A. P. N. 117-0182-020-0000

70 1982 CA 11 781

The undersigned grantor(s) declare(s): For consideration less than \$100.00

Documentary transfer tax in \$ NIET

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Edwin F. Becker, Edith E. Becker, and Gloria J. (nee Becker) Clark,
all as joint tenants,
hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

Charles F. Clark and Gloria J. Clark, husband and wife, as
community property,

the following described real property in Elk Grove, County of Sacramento,
State of California:

Lot 11, "Plat of Howitt Subdivision No. 4", 23rd day of
November, 1951. Book 14 of maps, Map No. 55.

Dated MAY 19, 1988.

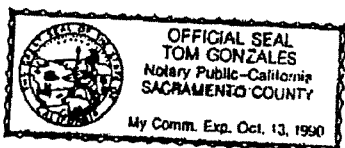
Edwin F. Becker
Edwin F. Becker
Edith E. Becker
Edith E. Becker
Gloria J. (Becker) Clark
Gloria J. (Becker) Clark

STATE OF CALIFORNIA }
COUNTY OF SACRAMENTO } ss.

On MAY 19, 1988 before me, the under-
signed, a Notary Public in and for said State, personally appeared

EDWIN F. BECKER AND
EDITH E. BECKER AND
GLORIA J. (BECKER) CLARK

_____ known to me
to be the persons whose name they subscribed to the within
instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.



Signature *[Handwritten Signature]*

(This area for official notarial seal)

Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

BOOK PAGE
89 0223 0765

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

1989 FEB 23 AM 9 50

037890

J. F. Whisenhunt
COUNTY CLERK RECORDER

RECORDED AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:

DOWNEY, BRAND, SEYMOUR & ROHWER
JAMES A. WILLET
555 Capitol Mall, 10th Floor
Sacramento, California 95814-4686

MAIL TAX STATEMENTS TO:

Mr. & Mrs. John F. Whisenhunt
1629 - 13th Avenue
Sacramento, California 95819

FEE
\$7
0

- Documentary Transfer Tax \$ NONE*
- Computed on value of interest conveyed.
 - Computed on value of interest conveyed less liens and encumbrances remaining thereon at time of sale
 - No property transfer tax due

DOWNEY, BRAND, SEYMOUR & ROHWER

By *J. F. Whisenhunt*
*transfer to an inter vivos
revocable trust for the
benefit of grantors.

DEED

JOHN F. WHISENHUNT and GENETTE H. WHISENHUNT, his wife, as joint tenants, hereby grant to JOHN F. WHISENHUNT and GENETTE H. WHISENHUNT, Trustees of the WHISENHUNT FAMILY TRUST, dated February 15, 1989, their undivided one-half (1/2) interest in the following described Sacramento County, California, real property:

All that portion of Lots 8 and 9 as shown on the official "plat of Hewitt Subdivision No. 4," recorded in the office of the County Recorder of Sacramento County, January 24, 1914, in Book 14 of Maps, Map No. 55, described as follows:

Beginning at a point in the line between Lots 7 and 8 of said Subdivision, distant South 89° 58'

West 561.0 feet from the Northwest corner of said Lot 8, said point of beginning also being in the center line of Duluth Avenue; running thence South 20° 24' East 667.1 feet to a point on the South line of Lot 9 which is distant South 89° 58' West 96.2 feet from the Northeast corner of Lot 10 of said Subdivision; thence along the South line of said Lot 9 South 89° 58' West 1081.11 feet to the West line of said Lot 9; thence North 625.44 feet to the Northwest corner of said Lot 8; thence along the center line of Duluth Avenue North 89° 58' East 848.56 feet to the place of beginning, containing 13.85 acres, more or less.

APN 117-0182-001-0000

DATED: February 15, 1989.

John F. Whisenhunt

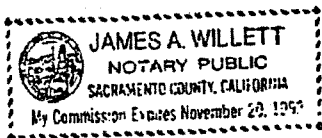
JOHN F. WHISENHUNT

Genette H. Whisenhunt

GENETTE H. WHISENHUNT

STATE OF CALIFORNIA)
 : ss.
County of Sacramento)

On this day, February 15, 1989, before me, the undersigned, a Notary Public in and for the State of California, personally appeared JOHN F. WHISENHUNT and GENETTE H. WHISENHUNT, known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.



James A. Willett

NOTARY PUBLIC

Order
Escrow No. 902481 A
Loan No.

CLOCK 12:48

99 02 22 1060
90 02 22 - 1060

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

90 FEB 22 AM 11:48

Joyce E. Russell
COUNTY CLERK-RECORDER

02
FEE
\$9
5

WHEN RECORDED MAIL TO
Borel Bank and Trust Company
Trustee of the Nerhan Starker Trust
160 Bovet Road
San Mateo, Ca. 94402

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
Same as directed above

DOCUMENTARY TRANSFER TAX \$...880.00
X... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

The undersigned grantor
Signature of Declarant or Agent determining tax Firm Name

ASSESSORS PARCEL NUMBER 117-0182-002-0000

GRANT DEED



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SEA VIEW LUMBER CO., INC., a California corporation

heretby GRANT(S) to

BOREL BANK AND TRUST COMPANY, a California corporation,
TRUSTEE OF THE NERHAN STARKER TRUST
the real property in the City of Sacramento
County of Sacramento State of California, described as

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

FIRST AMERICAN TITLE INSURANCE COMPANY

Dated February 2, 1990

SEA VIEW LUMBER CO., INC.,
a California corporation

STATE OF CALIFORNIA
COUNTY OF

By: *Robert T. Dupret* President
Francis J. Dupret Vice President

On
before me, the undersigned a Notary Public in and for said State per
sonally appeared

Jane Dupret Grondstrom
JANE DUPRET GRONDSTROM, Witness

personally, in person or by [] to me on the basis of satisfactory
evidence in the [] the persons whose names are subscribed to the
within instrument and acknowledged to me that he/she they executed
the same

Nancy Wallace
NANCY WALLACE, Secretary-Treasurer

WITHE My hand and official seal

(This area for official notarial seal)

Signature

1002 (6/82)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

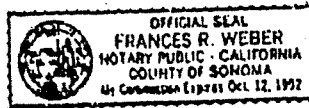
STATE OF CALIFORNIA)
) ss
 COUNTY OF SONOMA)

On February 21, 1990, before me, JOHN F. DeMEO, a Notary Public in and for the County of Sonoma, State of California, residing therein, duly commissioned and sworn, personally appeared JANE DUPRET GRUNDSTROM, known to me to be the person whose name is subscribed to the within instrument as witness thereto, who, being by me duly sworn deposed and said: that she resides in the County of Sonoma, State of California; that she was present and saw ROBERT L. DUPRET and FRANCES B. DUPRET, personally known to her to be the President and Vice President, respectively, of the corporation, at the time of execution, that executed the within instrument, and also known to her to be the person who executed it on behalf of such corporation, and acknowledged to her that such corporation executed the same, and further acknowledged to her that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors; that the said ROBERT L. DUPRET and FRANCES B. DUPRET duly acknowledged, in the presence of said affiant, that they executed the same and that she, the said affiant, thereupon, and at the request of said ROBERT L. DUPRET and FRANCES B. DUPRET, subscribed her name as witness thereto.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of Sonoma, State of California, the day and year in this certificate first above written.

AMERICAN TITLE INSURANCE COMPANY

Frances R. Weber
 Notary Public in and for said county and state



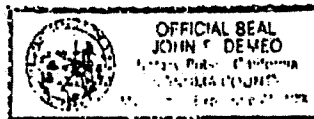
STATE OF CALIFORNIA
 COUNTY OF SONOMA

On February 20, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared NANCY WALLACE

personally known to me and proved in me on the basis of satisfactory evidence to be the persons who executed the within instrument as Secretary, Treasurer on behalf of Sea View Lumber Company, Inc.

the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESSE my hand and official seal
 Signature *John F. DeMEO*



(This area for official notarial seal)

3002 (8/82) - (Corporation) First American Title Insurance Company

DESCRIPTION

THAT REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 8 AND 9, OF HEWITT SUBDIVISION NO. 4, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON JANUARY 24, 1914, IN BOOK 14 OF MAPS, MAP NO. 55, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID LOT 9 AND RUNNING THENCE SOUTH 88 DEG. 38' WEST 461.0 FEET TO AN IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 10 OF SAID SUBDIVISION; THENCE SOUTH 89 DEG. 58' WEST ALONG THE DIVISION LINE BETWEEN SAID LOTS 9 AND 10, A DISTANCE OF 96.2 FEET; THENCE NORTH 20 DEG. 24' WEST 667.1 FEET TO THE NORTH LINE OF SAID LOT 8; SAID LINE BEING THE CENTER OF DULUTH AVENUE; THENCE NORTH 89 DEG. 58' EAST ALONG THE CENTER LINE OF SAID AVENUE, 561.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 20 DEG. 24' EAST ALONG THE EAST LINE OF SAID LOTS 8 AND 9 TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS, ASPHALTUM MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR ON SAID LAND, BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO PRODUCE, EXPLORE, DEVELOP AND EXTRACT SAID SUBSTANCES BUT WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY ON THE SURFACE OF SAID LAND OR WITHIN SAID 500 FEET FROM THE SURFACE THEREOF AS RESERVED IN THE DEED FROM JOHN HUNT HEALY AND MARY JANE HEALY, HIS WIFE, TO CHARLES R. GORDON AND JANET A. GORDON, HIS WIFE, AS JOINT TENANTS, DATED APRIL 24, 1978, RECORDED MAY 5, 1978, IN BOOK 7805-05 OFFICIAL RECORDS, PAGE 1419.

AND ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN ALL, OIL, GAS, ASPHALTUM MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR ON SAID LAND, BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO PRODUCE, EXPLORE, DEVELOP AND EXTRACT SAID SUBSTANCES BUT WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY ON THE SURFACE OF SAID LAND OR WITHIN SAID 500 FEET FROM THE SURFACE THEREOF, AS RESERVED BY CHARLES R. GORDON AND JANET A. GORDON, IN THE DEED RECORDED OCTOBER 26, 1979 IN BOOK 7910-26 OFFICIAL RECORDS, PAGE 408.

Order No.
Escrow No. 902481 A
Loan No.

WHEN RECORDED MAIL TO:

Keet Nerhan
P. O. Box 158
Half Moon Bay, Ca. 94019

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

90 FEB 22 AM 11:48

Joyce E. Russell
COUNTY CLERK-RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FEE
\$9
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MAIL TAX STATEMENTS TO

Same as directed above

APN 117-0182-002-0000



DOCUMENTARY TRANSFER TAX \$ 880.00

X. Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

The undersigned grantor

Signature of Declarant or Agent determining tax Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

BOREL BANK AND TRUST COMPANY, a California corporation
TRUSTEE OF THE NERHAN STARKER TRUST
hereby GRANT(S) to

KEET NERHAN, a single man,

the real property in the City of Sacramento
County of Sacramento State of California, described as

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

FIRST AMERICAN TITLE INSURANCE COMPANY

Dated February 2, 1990

STATE OF CALIFORNIA
COUNTY OF

On before me the undersigned, a Notary Public in and for said State, personally appeared

BOREL BANK AND TRUST COMPANY
a California corporation

By: *Kathie Dunn*
Kathie Dunn, Assistant Vice President

personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that he/she/they executed the same

Witness my hand and official seal

(This area for official notarial seal)

3002 .6. 821 - (Corporation) First American Title Insurance Company

STATE OF CALIFORNIA
COUNTY OF *San Mateo*

On *February 5, 1990*

said State, personally appeared *Ronald G. Fick*

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108
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before me, the undersigned, a Notary Public in and for
and

personally known to me (or placed to me on the

basis of satisfactory evidence) to be the person who executed the within instrument as *Executive*

Vice President and *St. Trust Officer* Secretary, on behalf of

Borel Bank & Trust Co

the corporation therein named, and acknowledged to me that
such corporation executed the within instrument pursuant to its
by-laws or a resolution of its Board of directors
WITHIN my hand and official seal



Signature *Patrice J. Edmundson*

(This area for official notarial seal)

FIRST AMERICAN

DESCRIPTION

THAT REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 8 AND 9, OF HEWITT SUBDIVISION NO. 4, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON JANUARY 24, 1914, IN BOOK 14 OF MAPS, MAP NO. 55, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID LOT 9 AND RUNNING THENCE SOUTH 88 DEG. 38' WEST 461.0 FEET TO AN IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 10 OF SAID SUBDIVISION; THENCE SOUTH 89 DEG. 58' WEST ALONG THE DIVISION LINE BETWEEN SAID LOTS 9 AND 10, A DISTANCE OF 96.2 FEET; THENCE NORTH 20 DEG. 24' WEST 667.1 FEET TO THE NORTH LINE OF SAID LOT 8; SAID LINE BEING THE CENTER OF DULUTH AVENUE; THENCE NORTH 89 DEG. 58' EAST ALONG THE CENTER LINE OF SAID AVENUE, 561.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 20 DEG. 24' EAST ALONG THE EAST LINE OF SAID LOTS 8 AND 9 TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS, ASPHALTUM MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR ON SAID LAND, BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO PRODUCE, EXPLORE, DEVELOP AND EXTRACT SAID SUBSTANCES BUT WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY ON THE SURFACE OF SAID LAND OR WITHIN SAID 500 FEET FROM THE SURFACE THEREOF AS RESERVED IN THE DEED FROM JOHN HUNT HEALY AND MARY JANE HEALY, HIS WIFE, TO CHARLES R. GORDON AND JANET A. GORDON, HIS WIFE, AS JOINT TENANTS, DATED APRIL 24, 1978, RECORDED MAY 5, 1978, IN BOOK 7805-05 OFFICIAL RECORDS, PAGE 1419.

AND ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN ALL, OIL, GAS, ASPHALTUM MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR ON SAID LAND, BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO PRODUCE, EXPLORE, DEVELOP AND EXTRACT SAID SUBSTANCES BUT WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY ON THE SURFACE OF SAID LAND OR WITHIN SAID 500 FEET FROM THE SURFACE THEREOF, AS RESERVED BY CHARLES R. GORDON AND JANET A. GORDON, IN THE DEED RECORDED OCTOBER 26, 1979 IN BOOK 7910-26 OFFICIAL RECORDS, PAGE 408.

WEST AMERICA

DESCRIPTION

THAT REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 8 AND 9, OF HEWITT SUBDIVISION NO. 4, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON JANUARY 24, 1914, IN BOOK 14 OF MAPS, MAP NO. 55, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID LOT 9 AND RUNNING THENCE SOUTH 88 DEG. 38' WEST 461.0 FEET TO AN IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 10 OF SAID SUBDIVISION; THENCE SOUTH 89 DEG. 58' WEST ALONG THE DIVISION LINE BETWEEN SAID LOTS 9 AND 10, A DISTANCE OF 96.2 FEET; THENCE NORTH 20 DEG. 24' WEST 667.1 FEET TO THE NORTH LINE OF SAID LOT 8; SAID LINE BEING THE CENTER OF DULUTH AVENUE; THENCE NORTH 89 DEG. 58' EAST ALONG THE CENTER LINE OF SAID AVENUE, 561.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 20 DEG. 24' EAST ALONG THE EAST LINE OF SAID LOTS 8 AND 9 TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS, ASPHALTUM MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR ON SAID LAND, BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO PRODUCE, EXPLORE, DEVELOP AND EXTRACT SAID SUBSTANCES BUT WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY ON THE SURFACE OF SAID LAND OR WITHIN SAID 500 FEET FROM THE SURFACE THEREOF AS RESERVED IN THE DEED FROM JOHN HUNT HEALY AND MARY JANE HEALY, HIS WIFE, TO CHARLES R. GORDON AND JANET A. GORDON, HIS WIFE, AS JOINT TENANTS, DATED APRIL 24, 1978, RECORDED MAY 5, 1978, IN BOOK 7805-05 OFFICIAL RECORDS, PAGE 1419.

AND ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN ALL, OIL, GAS, ASPHALTUM MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR ON SAID LAND, BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO PRODUCE, EXPLORE, DEVELOP AND EXTRACT SAID SUBSTANCES BUT WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY ON THE SURFACE OF SAID LAND OR WITHIN SAID 500 FEET FROM THE SURFACE THEREOF, AS RESERVED BY CHARLES R. GORDON AND JANET A. GORDON, IN THE DEED RECORDED OCTOBER 26, 1979 IN BOOK 7910-26 OFFICIAL RECORDS, PAGE 40J.

Order No. 412127
Escrow No.
Loan No.

BOOK PAGE
90 05-1 0252
9005-1-252

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

90 MAY -1 AM 8:00

Joyce E. Russell
COUNTY CLERK-RECORDER

WHEN RECORDED MAIL TO:
J & L Properties
3434 Marconi Ave. Suite C
Sacramento, CA 95821

SPACE ABOVE THIS LINE FOR RECORDERS USE

MAIL TAX STATEMENTS TO:

DOCUMENTARY TRANSFER TAX \$2,200.00

X Computed on the consideration or value of property conveyed; OR
Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

J & L Properties
3434 Marconi Ave., Suite C
Carmichael, CA 95008

The undersigned Grantor declares

Signature of Declarant or Agent determining tax - Firm Name

APH 117-0182-018-0000

CORPORATION GRANT DEED

FEE \$7 C
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FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sea View Lumber Company, Inc., a California Corporation

a corporation organized under the laws of the State of California, does hereby GRANT to

J & L Properties, a California General Partnership

the real property in the City of Sacramento
County of
in

Sacramento

State of California, described

SEE EXHIBIT 'A' ATTACHED HERETO, MADE A PART HEREOF, AND BY THIS REFERENCE INCORPORATED HEREIN, FOR LEGAL DESCRIPTION.

FIRST AMERICAN TITLE INSURANCE COMPANY



Dated April 23, 1990

Sea View Lumber Company, Inc., a California Corporation

STATE OF CALIFORNIA)
COUNTY OF) ss.

By *Robert L. Dupret* President
Robert L. Dupret

On April 25, 1990
before me, the undersigned, a Notary Public in and for said State,
personally appeared ROBERT L. DUPRET

By *Nancy Dupret Wallace* sec
Nancy Dupret Wallace Secretary

and Nancy Dupret Wallace

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the within instrument as

_____ President

and _____ Secretary

on behalf of SEA VIEW LUMBER COMPANY, Inc.

the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal

Signature: *John F. DeMeco*

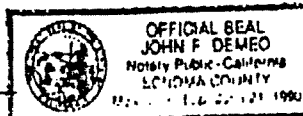




EXHIBIT "A"

ORDER NO. 412127

DESCRIPTION

THAT REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 5 EAST, WHERE SAID SOUTH LINE IS INTERSECTED BY THE CENTER LINE OF THE UPPER STOCKTON ROAD, SO-CALLED; SAID POINT OF INTERSECTION BEING FURTHER LOCATED AS 2607 FEET WESTERLY FROM THE ONE QUARTER SECTION CORNER COMMON TO SAID SECTION 14 AND SECTION 23, SAID TOWNSHIP AND RANGE; THENCE FROM SAID POINT OF BEGINNING NORTH 20 DEG 57' WEST ALONG THE CENTER LINE OF SAID UPPER STOCKTON ROAD 1136 FEET; THENCE SOUTH 88 DEG 38-1/2' WEST 667.2 FEET TO AN IRON PIPE MARKING THE SOUTHEAST CORNER OF LOT 9 OF HEWITT SUBDIVISION NO. 4 AS SHOWN ON THE OFFICIAL PLAT THEREOF FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE OF SACRAMENTO COUNTY, JANUARY 24, 1914, IN BOOK 14 OF MAPS, MAP NO. 55; THENCE CONTINUING SOUTH 88 DEG 38-1/2' WEST AND ALONG THE SOUTH LINE OF SAID LOT 9, 461 FEET TO AN IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 10 OF SAID HEWITT SUBDIVISION NO. 4; THENCE SOUTH 9 DEG 49' EAST LONG THE EASTERLY LINES OF LOTS 10, 11 AND 12 OF SAID SUBDIVISION, 1059.5 FEET TO AN IRON PIPE MARKING THE SOUTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION; THENCE NORTH 89 DEG 34' EAST 1353.3 FEET ALONG FENCE LINE AND THE SOUTH LINE OF SECTIONS 15 AND 14, SAID TOWNSHIP AND RANGE, TO POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 14, IN SAID TOWNSHIP AND RANGE WHERE SAID SOUTH LINE IS INTERSECTED BY THE CENTER LINE OF THE UPPER STOCKTON ROAD, SO-CALLED; SAID POINT OF INTERSECTION BEING FURTHER LOCATED AS 2607 FEET WESTERLY FROM THE ONE-QUARTER SECTION CORNER COMMON TO SAID SECTION 14 AND SECTION 23, IN SAID TOWNSHIP AND RANGE; THENCE FROM SAID POINT OF BEGINNING SOUTH 89 DEG 34' WEST 1353.5 FEET ALONG THE SOUTH LINE OF SAID SECTION 15 TO THE SOUTHEAST CORNER OF LOT 12 AS SHOWN ON THE OFFICIAL "PLAT OF HEWITT SUBDIVISION NO. 4", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, JANUARY 24, 1914, IN BOOK 14 OF MAPS, MAP NO. 55; THENCE NORTH 9 DEG 49' WEST 205 FEET ALONG THE EASTERLY LINE OF SAID LOT 12; THENCE NORTH 89 DEG 34' EAST 1311.1 FEET TO A POINT IN THE CENTER LINE OF THE SAID UPPER STOCKTON ROAD AND THENCE SOUTH 20 DEG 57' EAST 216.3 FEET ALONG SAID CENTER LINE TO THE POINT OF BEGINNING.

3414-424

VN 3414 PAGE 424

For value received JACK HUNT HEALY

GRANT S. to JACK HUNT HEALY AND MARGARET S. HEALY, his wife,

as JOINT TENANTS all that real property situate in the

County of Sacramento, State of California, described as follows:

Parcel No. 1- Lot 10 as shown on the Official "Plat of Hewitt Subdivision No. 4", recorded in the office of the County Recorder of said Sacramento County, January 24, 1914, in Book 14 of Maps, Map No. 55, EXCEPT the West 40 Feet located in Hewitt Avenue.

Parcel No. 2- That portion of Lots 8 and 9 as shown on the official "Plat of Hewitt Subdivision No. 4, recorded in the office of the County Recorder of said Sacramento County, January 24, 1914, in Book 14 of Maps, Map No. 55 Described as:

Commencing at an iron pipe marking the Southeast corner of said Lot 9 and running thence South 86° 38' West 461.0 feet to an iron pipe marking the Northeast corner of Lot 10 of said Subdivision; thence South 89° 58' West along the division line between said Lots 9 and 10, a distance of 96.2 feet; thence North 20° 24' West 667.1 feet to the North line of said Lot 8; said line being the center of Duluth Avenue; thence North 89° 58' East along the center line of said Avenue, 561.0 feet to the Northeast corner of said Lot 8; thence South 20° 24' East along the East line of said Lots 8 and 9 to the place of beginning, containing 8 acres more or less.

Dated July 15th 1957

Jack Hunt Healy

For Recorder's Use Only

STATE OF CALIFORNIA

City and County of San Francisco

On July 15th 1957

before me W. PRICE G. DAIT, a Notary Public,

in and for said County and State, personally appeared

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same

W. Price G. Dait
Notary Public

My commission expires August 27, 1959

VN 3414 PAGE 424

OFFICIAL RECORDS
SACRAMENTO, CALIF.
RECORDED

Margaret S. Healy

1957 DEC 9 AM 9 17

Edward J. Johnson
COUNTY RECORDER
DEC 9

FD ce

82504

82504 DEF-957

4373-907

502 4373 2nd 207

ENDORSED:

Filed JAN 11 1962

C. C. LARUE, CLERK

By T. CORRIGAN, Deputy

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HIBBITT & TARBELL
617 Crocker--Anglo Bank Building
Sacramento 14, California
Telephone: Hickory 6-7858

Attorneys for Petitioner

4168

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA,
IN AND FOR THE COUNTY OF SACRAMENTO

In the Matter of the Petition of
JOE CUPICH to Establish Fact of
Death of

JENIE CUPICH,
Deceased.

No. 53200

Dept. 4

JUDGMENT ESTABLISHING FACT OF
DEATH AND THAT NO INHERITANCE
TAX IS PAYABLE

The verified petition of JOE CUPICH to establish the fact of death of the above-named decedent with respect to an interest in certain real properties affected by the death of the decedent came on regularly to be heard this day. On proof made to the satisfaction of the Court, the Court finds that notice of hearing has been given as required by law; that the allegations of the Petition are true; that the inheritance tax appraiser's report that no inheritance tax is payable is on file herein; and that Petitioner shall pay to the inheritance tax appraiser the sum of \$39.65 as a reasonable amount for his services and expenses, which have been paid.

IT IS ORDERED AND ADJUDGED that:

1. The decedent died on December 4, 1961, and at the time of her death was a resident of Sacramento County, California.
2. The right, title, and interest of the decedent in the properties described in Exhibit A, which is attached hereto and made a part hereof by reference, terminated on her death and became vested in JOE CUPICH, as surviving joint tenant.

4168
JAN 11 1962

HIBBITT & TARBELL
ATTORNEYS AT LAW
617 CROCKER-ANGLO
BANK BUILDING
SACRAMENTO 14, CALIF.

100-1073 vs 800

1 3. The State of California has no claim or lien against
2 the properties for inheritance taxes, and all inheritance taxes
3 chargeable herein have been paid.

4 DATED: January 11, 1962.

5 JAY L. HENRY
6 Judge of the Superior Court
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MIRRETT & TARBELL
ATTORNEYS AT LAW
517 KROCKER-CHOLE
BANK BUILDING
SACRAMENTO 14, CALIF.

Map 40 55

EXHIBIT A.

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All that certain real property situated in the County of Sacramento, State of California, described as follows:

PARCEL ONE:

All that portion of Lot 7, as shown on the official "Plat of Hewitt Subdivision No. 4," filed January 24, 1914, in Book 14 of Maps, Map No. 55, in the office of the County Recorder of Sacramento County, California, described as follows:

Beginning at a point on the South line of said Lot 7 and on the center line of Duluth Avenue, a 40 foot road, located North 89° 58' East 294.3 feet from the Southwest corner of said Lot 7 (said Southwest corner of Lot 7 being located on the West line of Hewitt Avenue, a 40 foot road) running thence from said point of beginning North 89° 58' East 650.7 feet along the South line of said Lot 7 and the center line of said road to a point; thence North 342.61 feet to a point on the North line of said Lot 7, thence South 89° 58' West 650.7 feet along the North line of said Lot 7 to a point; thence South 342.61 feet to the point of beginning, containing 5.12 acres, more or less.

Appraised at \$ 8,500.00

PARCEL TWO:

All the portion of Lots 8 and 9, as shown on the official "Plat of Hewitt Subdivision No. 4," filed January 24, 1914, in Book 14 of Maps, Map No. 55, in the office of the County Recorder of Sacramento County, California, described as follows:

Beginning at a point in the line between Lots 7 and 8 of said subdivision, distant South 89° 58' West 561.0 feet from the Northeast corner of said Lot 8, said point of beginning also being in the center line of Duluth Avenue; running thence South 20° 24' East 667.1 feet to a point on the South line of Lot 9 which is distant South 89° 58' West 96.2 feet from the Northeast corner of Lot 10 of said subdivision; thence along the South line of said Lot 9 South 89° 58' West 1081.11 feet to the West line of said Lot 9; thence North 625.44 feet to the Northwest corner of said Lot 8; thence along the center line of Duluth Avenue North 89° 58' East 848.56 feet to the place of beginning; containing 13.85 acres, more or less.

Appraised at \$24,000.00

ITEM THREE:

Promissory Note in the sum of \$8,375.00 dated January 16, 1959, executed by Willis D. Zimmerman, Marie A. Zimmerman, Paul Almaz, and Donna Almaz, and payable to Joe Cupich and Jennie Cupich, his wife, as joint tenants, which note is secured by Deed of Trust dated January 16, 1959, executed by Willis D. Zimmerman and Marie A. Zimmerman, his wife; and Paul Almaz and Donna Almaz, his wife, as Trustor, to California Pacific Title Company, Sacramento Division, a Corporation, as Trustee, and Joe Cupich and Jennie Cupich, his wife, as joint tenants, as Beneficiary, covering real property situated in the City of Sacramento, County of Sacramento, State of California, to wit: The South one-quarter of Lot 8 in block bounded by 22nd and 23rd, "P" and "Q" Streets of

WISBETT & TARBELL
ATTORNEYS AT LAW
617 CROCKER-ANGLO
BANK BUILDING
SACRAMENTO 14, CALIF.

437 12 010

1 Exhibit A--Item Three (Cont.):

2 the City of Sacramento, according to the map or plan
3 thereof, subject to a subordination clause; which said
4 Deed of Trust was recorded on January 27, 1959, in
5 Volume 3687 of Official Records, page 363, Sacramento
6 County Records.
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\$ 7,100.00

OFFICIAL RECORDS
SACRAMENTO COUNTY CALIF.
RECORDED AT REQUEST OF

HIBBITT & TARBELL
1962 JAN 11 PM 3 47

Samuel J. Hooper
COUNTY RECORDER



STATE OF CALIFORNIA, } ss.
County of Sacramento }

No 28162 A

I, C. C. LaRue, County Clerk of the County of Sacramento, State of California, and
ex-officio Clerk of the Superior Court held in and for said County and State aforesaid, hereby
certify that I have compared the foregoing copy with the original instrument on file and of
record in my office, and that the same is a full, true and correct copy of such original, with the
endorsements thereon, and of the whole thereof.

JAN 11 1962

Attest my hand and seal of said Court this

C. C. LaRUE, County Clerk

By *J. Caldeira* Deputy Clerk

FEE \$4.40

HIBBITT & TARBELL
ATTORNEYS AT LAW
607 CHURCH AND
BANK BUILDING
SACRAMENTO 14, CA



223834

NOV 4 1963 RE 496
4923 496

ENDORSED:

Filed MAR 24 1964
C. C. LARUE, CLERK
By T. CORRIGAN, Deputy

Return to:
HERBERT & TARBELL
617 Crocker-Citizens Bank Building
Sacramento, California 95814
Telephone: 446-7858

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Attorneys for Executor

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA,
IN AND FOR THE COUNTY OF SACRAMENTO

In the Matter of the Estate of
JOSEPH CUPICH, also known as
JOE CUPICH,
Deceased.

No. 55701 Dept. 4
ORDER SETTLING FIRST AND FINAL
ACCOUNT AND REPORT OF EXECUTOR
AND DECREE OF FINAL DISTRIBUTION

PETE TUDESKO, as Executor of the Estate of JOSEPH CUPICH,
also known as JOE CUPICH, Deceased, having heretofore filed his
First and Final Account and Report and Petition for its settlement
and for Final Distribution, and the Account, Report, and Petition
coming on this day regularly for hearing, the Court finds:

Due and legal notice of the settlement of the Account
and of the hearing on the Petition for Final Distribution of the
estate has been regularly given for the period and in the manner
prescribed by law.

All the acts and transactions of the Executor during the
period of the Account are truly shown and should be approved, and
all the allegations of the Petition for its settlement and for
final distribution are true. Since the rendition of the account
the sum of \$100.00 has been received from S. E. LAIR, rental for
the months of February and March, 1964. The account is full, true,
and correct and should be settled, allowed, and approved as filed.

JOSEPH CUPICH, also known as JOE CUPICH, died testate on
February 8, 1963, in the County of Sacramento, State of California,

HERBERT & TARBELL
ATTORNEYS AT LAW
617 CROCKER-CITIZENS
BANK BUILDING
SACRAMENTO,
CALIFORNIA 95814

35962
MAR 22 1964

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4823 at 457

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being at the time of his death a resident thereof.

On March 5, 1963, PETER TUDSKO was appointed Executor of the decedent's estate and qualified as such on that date, and ever since has been and now is the Executor of the decedent's estate.

Notice to Creditors has been published for the period and in the manner prescribed by law. Within thirty days after the completion of publication of notice to creditors there was filed with the Clerk of this Court an Affidavit showing due publication of notice to creditors in the manner and form required by law.

More than six months have elapsed since the issuance of Letters Testamentary in the estate and since the first publication of Notice to Creditors, and the time for filing or presenting claims has expired, and the estate is now in a condition to be closed.

All claims filed or presented against the estate have been allowed by the Executor, and approved by this Court and paid.

All debts of the decedent and of the estate and all expenses of administration thereof except closing expenses, commissions of Executor, and attorneys' fees have been paid.

A written Amended Report of the inheritance tax appraiser appointed herein is on file, and an Order Setting Aside Order Fixing Inheritance Tax was filed on January 28, 1964; and the amended Order Fixing Inheritance Tax in the estate in the sum of \$2,574.00 has been made by this Court. The tax has been paid in full as evidenced by the receipt of the County Treasurer of the County of Sacramento on file herein.

No federal estate tax return has been made or filed for this estate for the reason that the estate was not sufficient to require such a return and no federal estate tax is due.

No California state or federal income taxes are payable in the estate.

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1 The estimated expenses of closing the estate are \$10.00,
2 and the Executor should be authorized to withhold that sum from
3 distribution.

4 The Executor should be authorized and directed to pay to
5 himself the sum hereafter specified as his statutory commissions
6 for his services rendered in the administration of this estate
7 and to pay HERBERT & TARBELL, his attorneys, the sum hereafter
8 specified as their statutory fees for their services rendered in
9 the administration of this estate.

10 All the assets of the estate are the separate property
11 of the decedent.

12 By the terms of the Will of decedent duly admitted to
13 probate herein, the estate should be distributed as follows:

- 14 To MILTON CUPICH, nephew, the sum of \$3,000.00;
- 15 To ANE BOKARICA, sister, the sum of \$3,000.00; and,
- 16 To MARIE FRANCES EVANOVICH and ANN ROSE GIERE, formerly Ann Rose
17 Masonich, each an undivided one-half interest in and to all of
18 the rest, residue, and remainder of the estate of decedent.

19 NOW, THEREFORE, IT IS HEREBY ORDERED AND ADJUDGED THAT:

- 20 1. The administration of the estate is brought to a
21 close.
- 22 2. The First and Final Account, Petition, and Report of
23 the Executor are settled, allowed, and approved as filed and as
24 amended herein.
- 25 3. All the acts and transactions of the Executor relating
26 to the matters set forth in the Account, Petition, and Report are
27 ratified, confirmed, and approved.
- 28 4. The Executor is authorized and directed to retain the
29 sum of \$10.00 from distribution at this time to defray closing
30 expenses.
- 31 5. The Executor is authorized and directed to pay to
32 himself the sum of \$1,205.25 as statutory fees for his services

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HERBERT & TARBELL
ATTORNEYS AT LAW
617 CHOCER-CITICENS
BANK BUILDING
SACRAMENTO,
CALIFORNIA 95814

NOV 4 1933

1 rendered in the administration of this estate, and to pay HIBBITT
2 & TARBELL, his attorneys, the sum of \$1,205.25 as their statutory
3 fees for services rendered in the administration of this estate.

4 6. Notice to Creditors has been duly given as required
5 by law.

6 7. The California inheritance taxes due and payable by
7 the estate have been paid.

8 8. The Executor is authorized to deduct from the distribu-
9 tive shares of the persons hereafter named the sum set opposite
10 their names for inheritance taxes paid by the Executor in their
11 behalf, as follows:

12 MILTON CUPICH, nephew	\$ 60.00
13 ANE BOGARICA, sister	\$ 60.00
14 MARIE FRANCES EVANOVICH, stepdaughter	\$ 1,227.00
15 ANN ROSE MASCHICH, now ANN ROSE GIERE, stepdaughter	\$ 1,227.00

16 9. The estate in the possession of the Executor remaining
17 for distribution after the payments and withholdings herein ordered
18 in Paragraphs 4 and 5 immediately above this paragraph consists of
19 the following described property which is distributed in the fol-
20 lowing manner:

21 (A) To MILTON CUPICH, nephew of decedent, the sum of \$3,000.00,
22 less, however, the California inheritance tax thereon in the sum
23 of \$60.00, paid by the Executor in his behalf;

24 (B) To ANE BOGARICA, sister of decedent, the sum of \$3,000.00,
25 less, however, the California inheritance tax thereon in the sum
26 of \$60.00, paid by the Executor in her behalf;

27 (C) To MARIE FRANCES EVANOVICH, stepdaughter of decedent, the
28 sum of \$50.00, representing one-half of the rentals received sub-
29 sequent to the filing of the Account herein;

30 (D) To ANN ROSE MASCHICH, now ANN ROSE GIERE, stepdaughter of
31 decedent, the sum of \$50.00, representing one-half of the rentals
32 received subsequent to the filing of the Account herein; and,

25962

(K) To MARIE FRANCES EVANOVICH and ANN ROSE CIERE, formerly ANN ROSE MASCHICH, stepdaughters of decedent, each an undivided one-half interest in and to all that certain real property situate in the County of Sacramento, State of California, more particularly described as follows:

PARCEL ONE:

All that portion of Lot 7 as shown on the official "Plat of Hewitt Subdivision No. 4," recorded in the office of the County Recorder of Sacramento County on January 24, 1914, in Book 14 of Maps, Map No. 55, described as follows:

Beginning at a point on the South line of said Lot 7 and on the center line of Duluth Avenue, a 40 foot road, located North 89° 58' East 294.3 feet from the Southwest corner of said Lot 7 (said Southwest corner of Lot 7 being located on the West line of Hewitt Avenue, a 40 foot road) running thence from said point of beginning North 89° 58' East 650.7 feet along the South line of said Lot 7 and the center line of said road to a point; thence North 342.61 feet to a point on the North line of said Lot 7; thence South 89° 58' West 650.7 feet along the North line of said Lot 7 to a point; thence South 342.61 feet to the point of beginning, containing 5.12 acres, more or less.

PARCEL TWO:

All that portion of Lots 8 and 9 as shown on the official "Plat of Hewitt Subdivision No. 4," recorded in the office of the County Recorder of Sacramento County, January 24, 1914, in Book 14 of Maps, Map No. 55, described as follows:

Beginning at a point in the line between Lots 7 and 8 of said Subdivision, distant South 89° 58' West 561.0 feet from the Northwest corner of said Lot 8, said point of beginning also being in the center line of Duluth Avenue; running thence South 20° 24' East 667.1 feet to a point on the South line of Lot 9 which is distant South 89° 58' West 96.2 feet from the Northeast corner of Lot 10 of said Subdivision; thence along the South line of said Lot 9 South 89° 58' West 1081.11 feet to the West line of said Lot 9; thence North 625.44 feet to the Northwest corner of said Lot 8; thence along the center line of Duluth Avenue North 89° 58' East 848.56 feet to the place of beginning, containing 13.85 acres, more or less.

10. Any other property of the estate not now known or discovered which may belong to the estate, or in which the decedent or the estate may have any interest, is hereby distributed as follows:

- (A) One-half thereof to MARIE FRANCES EVANOVICH, stepdaughter of decedent; and,
- (B) One-half thereof to ANN ROSE CIERE, formerly ANN ROSE MASCHICH,

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BOOK 4923 PAGE 501

1 stepdaughter of decedent.

2 DATED: March 24, 1964.

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JAY L HENRY

Judge of the Superior Court

No. 08263
This attested instrument is a correct
copy of the original on file in my
office.

MAR 25 1964

Attest:
Certified
C. C. LA RUE, County Clerk and
ex-officio Clerk of the Superior Court
in and for the County of Sacramento,
State of California.

By C. C. La Rue
(SEAL) Deputy

RECORDED AT REQUEST OF

Tide Insurance and Trust Company
MAR 27 11 23

County Recorder

\$6.00

35962

WHEN RECORDED MAIL TO
SEA VIEW LUMBER COMPANY, INC.
8 DE MEO & DE MEO
ATTN: JOHN F. DE MEO, ESQ.
1022 MENDOCINO AVE
SANTA ROSA, CA 95401
MAIL TAX STATEMENTS TO

02 APR 24 AM 9:0

Same as above

Space above this line for recorder's use

Title Order No. 519008

Trustee Sale No. 3427

Reference No.

TRUSTEE'S DEED UPON SALE

FEE
\$13
K

ACCOMODATION

A.P.N. NO. 117-0182-018-0000

The undersigned grantor declares:

- 1) The grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was..... \$1,784,573.51
- 3) The amount paid by the grantee at the trustee sale was..... \$1,784,573.51
- 4) The documentary transfer tax is..... \$0.00
- 5) Said property is in the City of SACRAMENTO and MORTGAGE LENDER SERVICES, INC., A CALIFORNIA CORPORATION

(herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, express or implied, to SEA VIEW LUMBER COMPANY, INC., a California corporation

FIRST AMERICAN TITLE INSURANCE COMPANY

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of SACRAMENTO State of California, described as follows: SEE EXHIBIT 'A' ATTACHED HERETO

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 04/27/90 and executed by J & L PROPERTIES, a California General Partnership consisting of Jack Sweigart & Associates and Larry Carter Homes

as Trustor, and recorded 01/5 in Book 90 05-1 Page 0253 as instrument No. of Official Records of SACRAMENTO County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Said property was sold by said Trustee at public auction on 04/22/92 at the place named in the Notice of Sale, in the County of SACRAMENTO, California, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount bid being \$1,784,573.51 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: 04/22/92
MORTGAGE LENDER SERVICES, INC.
AS TRUSTEE

X Marsha Townsend
Marsha Townsend, President

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

On 4/22/92 before me, Susan Shields, a Notary Public in and for said county, personally appeared Marsha Townsend personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Susan Shields
Notary Public

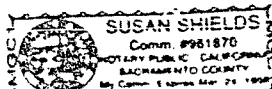




EXHIBIT "A"

DESCRIPTION

THAT REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 5 EAST, WHERE SAID SOUTH LINE IS INTERSECTED BY THE CENTER LINE OF THE UPPER STOCKTON ROAD, SO-CALLED; SAID POINT OF INTERSECTION BEING FURTHER LOCATED AS 2607 FEET WESTERLY FROM THE ONE QUARTER SECTION CORNER COMMON TO SAID SECTION 14 AND SECTION 23, SAID TOWNSHIP AND RANGE; THENCE FROM SAID POINT OF BEGINNING NORTH 20 DEG 57' WEST ALONG THE CENTER LINE OF SAID UPPER STOCKTON ROAD 1136 FEET; THENCE SOUTH 88 DEG 38-1/2' WEST 667.2 FEET TO AN IRON PIPE MARKING THE SOUTHEAST CORNER OF LOT 9 OF HEWITT SUBDIVISION NO. 4 AS SHOWN ON THE OFFICIAL PLAT THEREOF FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE OF SACRAMENTO COUNTY, JANUARY 24, 1914, IN BOOK 14 OF MAPS, MAP NO. 55; THENCE CONTINUING SOUTH 88 DEG 38-1/2' WEST AND ALONG THE SOUTH LINE OF SAID LOT 9, 461 FEET TO AN IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 10 OF SAID HEWITT SUBDIVISION NO. 4; THENCE SOUTH 9 DEG 49' EAST LONG THE EASTERLY LINES OF LOTS 10, 11 AND 12 OF SAID SUBDIVISION, 1059.5 FEET TO AN IRON PIPE MARKING THE SOUTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION; THENCE NORTH 89 DEG 34' EAST 1353.3 FEET ALONG FENCE LINE AND THE SOUTH LINE OF SECTIONS 15 AND 14, SAID TOWNSHIP AND RANGE, TO POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 14, IN SAID TOWNSHIP AND RANGE WHERE SAID SOUTH LINE IS INTERSECTED BY THE CENTER LINE OF THE UPPER STOCKTON ROAD, SO-CALLED; SAID POINT OF INTERSECTION BEING FURTHER LOCATED AS 2607 FEET WESTERLY FROM THE ONE-QUARTER SECTION CORNER COMMON TO SAID SECTION 14 AND SECTION 23, IN SAID TOWNSHIP AND RANGE; THENCE FROM SAID POINT OF BEGINNING SOUTH 89 DEG 34' WEST 1353.5 FEET ALONG THE SOUTH LINE OF SAID SECTION 15 TO THE SOUTHEAST CORNER OF LOT 12 AS SHOWN ON THE OFFICIAL "PLAT OF HEWITT SUBDIVISION NO. 4", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, JANUARY 24, 1914, IN BOOK 14 OF MAPS, MAP NO. 55; THENCE NORTH 9 DEG 49' WEST 205 FEET ALONG THE EASTERLY LINE OF SAID LOT 12; THENCE NORTH 89 DEG 34' EAST 1311.1 FEET TO A POINT IN THE CENTER LINE OF THE SAID UPPER STOCKTON ROAD AND THENCE SOUTH 20 DEG 57' EAST 216.3 FEET ALONG SAID CENTER LINE TO THE POINT OF BEGINNING.

RECORDING REQUESTED BY
Fidelity National Title
MAIL TAX STATEMENT TO
JS & LC Investments
3434 Marconi Ave #C
Sacramento, CA 95821
WHEN RECORDED MAIL TO

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

90 JUN -7 AM 8:00

Joyce E. Russell
COUNTY CLERK-RECORDER

Name
Street Address
City & State
ERB Funding, Inc.
3434 Marconi Ave #C
Sacramento, CA 95821

FEE
\$7
N

SPACE ABOVE RECORDER'S USE ONLY

ORDER NO.
EXCISE NO. 250310-LAB

GRANT DEED (INDIVIDUAL)

NO TAX SHOULD BE PAID UPON GRANT-INTERMEDIATE TRANSFERS SEE REV. STAT. CALIF. 13141
The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ None-Grantor is the intermediate transferee in a property exchange. Transfer tax is being paid on deed recording concurrently herewith.
() Computed on full value of property conveyed, or RET 11911
() Computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area (X) City of Sacramento
Tax Parcel No. 117-0182-001

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ALLAN H. GALBREATH, an unmarried man and
JOHN F. WHISENHUNT and GENETTE H. WHISENHUNT, Trustees of the Whisenhunt Family Trust
dated 2-15-89

hereby GRANT(S) to

ERB FUNDING, INC., a California corporation

the following described real property in the City and
County of Sacramento, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Dated June 4, 1990

Gilbert A. Albani
Gilbert A. Albani, Witness

X *Allan H. Galbreath*
Allan H. Galbreath
X *John F. Whisenhunt, Trustee*
John F. Whisenhunt, Trustee
X *John F. Whisenhunt*
John F. Whisenhunt
X *Genette H. Whisenhunt, Trustee*
Genette H. Whisenhunt, Trustee
X *Genette H. Whisenhunt*
Genette H. Whisenhunt

STATE OF CALIFORNIA
County of _____

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for
said County and State, personally appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name
subscribed to the within instrument and acknowledged that _____ executed the same.

WITNESS my hand and official seal.

Notary Public in and for said County and State.

(Notary Seal)

EXHIBIT "A"

That real property situated in the City of Sacramento, County of Sacramento, State of California, described as follows:

All that portion of Lots 8 and 9 as shown on the official "Plat of Hewitt Subdivision No. 4," recorded in the office of the Recorder of Sacramento County, January 24, 1914, in Book 14 of Maps, Map No. 55, described as follows:

Beginning at a point in the line between Lots 7 and 8 of said subdivision distant South 09° 00' West 561.0 feet from the Northwest corner of said Lot 8, said point of beginning also being in the center line of Duluth Avenue; running thence South 20° 24' East 667.1 feet to a point on the South line of Lot 9 which is distant South 89° 58' West 96.2 feet from the Northeast corner of Lot 10 of said Subdivision; thence along the South line of said Lot 9, South 89° 58' West 1081.11 feet to the West line of said Northwest corner of said Lot 8; thence along the center line of Duluth Avenue North 89° 58' East 848.56 feet to the place of beginning.

EXCEPT a mineral interest and as a royalty interest all oil, gas, hydrocarbons, minerals, valuable metals, and associated substances in, under or produced and saved from said real property together with the right to produce, develop, explore and extract said substances, in the deed to Allan H. Galbreath, an unmarried man, as his separate property, recorded December 7, 1981, Book 811207 Official Records, page 289.

Subscribing Witness

STATE OF CALIFORNIA }
COUNTY OF SACRAMENTO } ss.

On June 6, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gilbert A. Albani known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who being by me duly sworn, deposed and said: that he resides at Elk Grove, California

that he was present and saw Allan H. Galbreath, John F. Whisenhunt & Genette H. Whisenhunt, individually and as trustees personally known to him to be the person described in and whose name is subscribed to the within and annexed instrument, execute the same; and that affiant subscribed his name thereto as a witness to said execution.

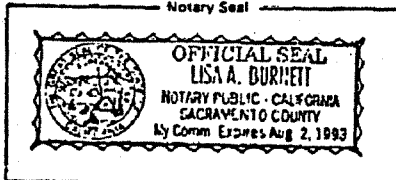
WITNESS my hand and official seal.

Lisa A. Burnett

Lisa A. Burnett

Notary Public in and for said County and State

Notary Seal



FD-1E

Through the courtesy of -
Fidelity National Title
INSURANCE COMPANY

Fidelity National Title
INSURANCE COMPANY



GRANT DEED
(INDIVIDUAL)

BOOK PAGE
90 06-7 0298

RECORDING REQUESTED BY
Fidelity National Title
MAIL TAX STATEMENT TO
JS & LC Investments
3434 Marconi Ave #C
Sacramento, CA 95821

OFFICIAL RECORDS
SACRAMENTO COUNTY, CA
90 JUN -7 AM 8:00
Joyce E. Russell
COUNTY CLERK-RECORDER

296

WHEN RECORDED MAIL TO

Name
Street
Address
City
State
Zip

same as above

FEE
\$7
N

ORDER NO.
ESCROW NO. 250310-LAB

RECORDERS USE ONLY
DOCUMENTARY TRANSFER TAX \$ 1,621.40

XXX COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR

REMAINING THEREON AT TIME OF SALE

undersigned grantor

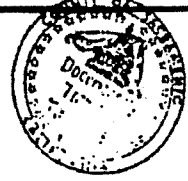
Signature of declarant or agent determining tax - Firm Name

Unincorporated Area X City of Sacramento

TAX PARCEL NO. 117-0182-001

CORPORATION GRANT DEED

ERB FUNDING, INC., a California corporation
FOR A VALUABLE CONSIDERATION, DOES HEREBY GRANT TO
JS & LC INVESTMENTS, a California general partnership



the real property in the County of Sacramento, State of California, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Dated: 5-15-90

ERB FUNDING, INC., a California corporation

By *Elliot R. Braum*

By _____

(Corporation Acknowledgment)

STATE OF CALIFORNIA
County of _____

On this _____ day of _____, in the year 19____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as _____ or on behalf of the corporation therein named, and acknowledged to me that such corporation executed it.

WITNESS my hand and official seal:

Notary Public in and for said County and State.

(Notary Seal)

EXHIBIT "A"

That real property situated in the City of Sacramento, County of Sacramento, State of California, described as follows:

All that portion of Lots 8 and 9 as shown on the official "Plat of Hewitt Subdivision No. 4," recorded in the office of the Recorder of Sacramento County, January 24, 1914, in Book 14 of Maps, Map No. 55, described as follows:

beginning at a point in the line between Lots 7 and 8 of said subdivision distant South 89°58' West 561.0 feet from the Northwest corner of said Lot 8, said point of beginning also being in the center line of Duluth Avenue; running thence South 20°24' East 667.1 feet to a point on the South line of Lot 9 which is distant South 89°58' West 96.2 feet from the Northeast corner of Lot 10 of said Subdivision; thence along the South line of said Lot 8, South 89°58' West 1081.11 feet to the West line of said Northwest corner of said Lot 8; thence along the center line of Duluth Avenue North 89°58' East 848.56 feet to the place of beginning.

EXCEPT a mineral interest and as a royalty interest all oil, gas, hydrocarbons, minerals, valuable metals, and associated substances in, under or produced and saved from said real property together with the right to produce, develop, explore and extract said substances, in the deed to Allan H. Galbreath, an unmarried man, as his separate property, recorded December 7, 1981, Book 811207 Official Records, page 289.

3002 (6/182) - (Corporation) First American Title Insurance Company

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO
On MAY 15, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared ELLIOT R. BRANNING and personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as XX President and Secretary, on behalf of ERB FUNDING INC., A CALIFORNIA CORPORATION the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors. WITNESS my hand and official seal
Signature *[Signature]*



(This area for official notarial seal)

Fidelity National Title
INSURANCE COMPANY



CORPORATION
GRANT DEED

QUIT CLAIM DEED

BOOK 2530, PAGE 361

H. B. PHILLIPS and CLARA B. PHILLIPS

in consideration of Dollars,

to whom in hand paid, the receipt of which is hereby acknowledged, do hereby

quit claim to TOR CURPION and JEWIE CURPION, his wife

all of their right title and interest in and to their heirs or assigns, All that real property situated in the

County of Sacramento State of California, described as follows:

PARCEL No. 1: All that portion of Lot 7 as shown on the official "Plat of Hewitt Subdivision No. 4," recorded in the office of the County Recorder of Sacramento County on January 24, 1914, in Book 14 of Maps, Map No. 55, described as follows:

Beginning at a point on the South line of said Lot 7 and on the center line of Duluth Avenue, a 40-foot road, located North 89° 58' East 294.3 feet from the Southwest corner of said Lot 7 (said Southwest corner of Lot 7 being located on the West line of Hewitt Avenue's 40-foot road) running thence from said point of beginning North 89° 58' East 650.7 feet along the South line of said Lot 7 and the center line of said road to a point; thence North 342.61 feet to a point on the North line of said Lot 7; thence South 89° 58' West 650.7 feet along the North line of said Lot 7 to a point; thence South 342.61 feet to the point of beginning, containing 5.12 acres, more or less.

PARCEL No. 2: All that portion of Lots 8 and 9 as shown on the official "Plat of Hewitt Subdivision No. 4," recorded in the office of the County Recorder of Sacramento County, January 24, 1914, in Book 14 of Maps, Map No. 55, described as follows:

Beginning at a point in the line between Lots 7 and 8 of said Subdivision, distant South 89° 58' West 561.0 feet from the Northwest corner of said Lot 8, said point of beginning also being in the center line of Duluth Avenue; running thence South 20° 24' East 667.1 feet to a point on the South line of Lot 9 which is distant South 20° 23' West 561.0 feet from the Northeast corner of Lot 10 of said Subdivision; thence along the South line of said Lot 9 South 89° 58' West 1081.11 feet to the West line of said Lot 9; thence North 64.44 feet to the Northwest corner of said Lot 9; thence along the center line of Duluth Avenue North 89° 58' East 448.50 feet to the point of beginning, containing 11.45 acres, more or less.

H. B. Phillips
Clara B. Phillips

67186

67186

2530361
REY HEBERT

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

on this 29th day of September, 1914,

before me, the undersigned, a Notary Public in and for said County, personally appeared H. B. PHILLIPS

and CLARA B. PHILLIPS, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they

executed the same for the purposes and consideration therein expressed.

Witness my hand and seal this 29th day of September, 1914.

Notary Public in and for the County of Sacramento, California.

My commission expires on the 29th day of September, 1915.

Notary Public in and for the County of Sacramento, California.

My commission expires on the 29th day of September, 1915.

Notary Public in and for the County of Sacramento, California.

My commission expires on the 29th day of September, 1915.

Order No. 412185
Escrow No. 412185
Loan No.

REC- PAG-

91 05 30 1271
910530-1271

01 MAY 30 PM 12:15

Janet A. Gordon
NOTARY PUBLIC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WHEN RECORDED MAIL TO:

J & L Properties
3454 Marconi Avenue Suite C
Sacramento, CA 95823

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

DOCUMENTARY TRANSFER TAX \$1,084.00

- X Computed on the consideration or value of property conveyed; OR
- Computed on the consideration or value less liens or encumbrances remaining at time of sale.

The undersigned Grantor declares

Signature of Declarant or Agent determining tax - Firm Name

APN: 117-0182-019-0000

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Janet A. Gordon, a Widow

herby GRANT(S) to

J & L PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP

the real property in the City of
County of
as

SACRAMENTO
Sacramento

, State of California, described

LOT 10, AS SHOWN ON THE "PLAT OF HEWITT SUBDIVISION NO. 4", RECORDED IN BOOK 14 OF MAPS, MAP NO. 55, RECORDS OF SAID COUNTY.

EXCEPT THE EAST 40 FEET LOCATED IN HEWITT AVENUE.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS ASPHALTUM MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR ON SAID LAND, BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO PRODUCE, EXPLORE, DEVELOP AND EXTRACT SAID SUBSTANCES BUT WITHOUT, HOWEVER, THE RIGHTS OF SURFACE ENTRY ON THE SURFACE OF SAID LAND OR WITHIN SAID 500 FEET FROM THE SURFACE THEREOF.

See Exhibit A

Dated May 21, 1991

Janet A. Gordon
Janet A. Gordon

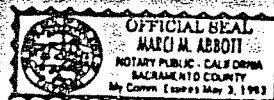
STATE OF CALIFORNIA)
COUNTY OF Sacramento)

On May 29, 1991

me, Marci M. Abbott

personally appeared Janet A. Gordon

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.



Marci M. Abbott

FIRST AMERICAN TITLE INSURANCE COMPANY

02-
FEE
\$7
C
2



DESCRIPTION

THAT REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 10, AS SHOWN ON THE "PLAT OF HEWITT SUBDIVISION NO. 4", RECORDED IN BOOK 14 OF MAPS, MAP NO. 55, RECORDS OF SAID COUNTY.

EXCEPT THE EAST 40 FEET LOCATED IN HEWITT AVENUE.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS, ASPHALTUM MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR ON SAID LAND, BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO PRODUCE, EXPLORE, DEVELOP AND EXTRACT SAID SUBSTANCES BUT WITHOUT, HOWEVER, THE RIGHTS OF SURFACE ENTRY ON THE SURFACE OF SAID LAND OR WITHIN SAID 500 FEET FROM THE SURFACE THEREOF.

Order No. 412165
Escrow No. 412165
Loan No.

91 1114 065 91 05 30 1991
911114-658 9105301271

RECEIVED

WHEN RECORDED MAIL TO:

J & L Properties
3434 Marconi Avenue Suite C
Sacramento, CA 95823

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

DOCUMENTARY TRANSFER TAX \$1,084.00

- X Computed on the consideration or value of property conveyed; OR
- Computed on the consideration less liens or encumbrances remaining at time of sale.

The undersigned Grantor declares

Signature of Declarant or Agent determining tax - Firm Name

10
FEE
\$8
L
24
7-1

APN: 117-0182-019-0000

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Janet A. Gordon, a Widow

hereby GRANT(S) to

J & L PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP

the real property in the City of
County of
as

SACRAMENTO
Sacramento

, State of California, described

LOT 10, AS SHOWN ON THE "PLAT OF HEWITT SUBDIVISION NO. 4". RECORDED IN BOOK 14 OF
MAPS, MAP NO. 55, RECORDS OF SAID COUNTY.

EXCEPT THE ~~EAST~~ WEST 40 FEET LOCATED IN HEWITT AVENUE.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS ASPHALTUM MINERALS AND
OTHER HYDROCARBON SUBSTANCES IN OR ON SAID LAND, BELOW A DEPTH OF 500 FEET FROM
THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO PRODUCE, EXPLORE, DEVELOP AND
EXTRACT SAID SUBSTANCES BUT WITHOUT, HOWEVER, THE RIGHTS OF SURFACE ENTRY ON THE
SURFACE OF SAID LAND OR WITHIN SAID 500 FEET FROM THE SURFACE THEREOF.

See EXHIBIT A

This Deed is being re-recorded to correct the legal description.

Dated May 21, 1991

Janet A. Gordon
Janet A. Gordon

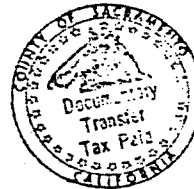
STATE OF CALIFORNIA)
COUNTY OF Sacramento)

On May 29, 1991 before
me, Marci M. Abbott
personally appeared Janet A. Gordon

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s) or the entity upon behalf of
which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature

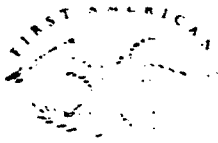
Marci M. Abbott



02/
FEE
\$7
C
2



FIRST AMERICAN TITLE INSURANCE COMPANY



ORDER NO. 412165

DESCRIPTION

THAT REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 10, AS SHOWN ON THE "PLAT OF HEWITT SUBDIVISION NO. 4", RECORDED IN BOOK 14 OF MAPS, MAP NO. 55, RECORDS OF SAID COUNTY.

WEST
EXCEPT THE ~~WEST~~ 40 FEET LOCATED IN HEWITT AVENUE.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS, ASPHALTUM MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR ON SAID LAND, BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO PRODUCE, EXPLORE, DEVELOP AND EXTRACT SAID SUBSTANCES BUT WITHOUT, HOWEVER, THE RIGHTS OF SURFACE ENTRY ON THE SURFACE OF SAID LAND OR WITHIN SAID 500 FEET FROM THE SURFACE THEREOF.

Order No.
Escrow No.
Loan No.

BOOK PAID
92 02 14 0299
239
OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

92 FEB 14 AM 8:00

02
FEE
\$31
E
3

WHEN RECORDED MAIL TO:
Southpointe Associates
3323 Watt Avenue, Suite 170
Sacramento, CA 95821

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
same as above

DOCUMENTARY TRANSFER TAX \$ 5.50
..... Computed on the consideration or value of property conveyed; OR
X..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.
as per undersigned grantor
Signature of Declarant or Agent determining tax - Firm Name

APN 117-0182-001

GRANT DEED



ACCOMMODATION

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JS & LC Investments, a California general partnership

hereby GRANT(S) to

Southpointe Associates

the real property in the City of Sacramento
County of Sacramento

, State of California, described as

See exhibit "A" attached hereto and made a part hereof

FIRST AMERICAN TITLE INSURANCE COMPANY

JS & LC Investments, a California
general partnership

BY: Jack T. Sweigart, partner

Dated December 20, 1991

STATE OF CALIFORNIA
COUNTY OF

On _____
before me, the undersigned, a Notary Public in and for said State, per-
sonally appeared _____

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same.

WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

(DOE 1/82)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

STATE OF CALIFORNIA
COUNTY OF

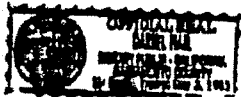
Sacramento ss.

On 12/20/91 before me, Daniel Hain Uthman
personally appeared Jack T. Swigart

_____ personally known to me (or proved
to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]



DESCRIPTION

THAT CERTAIN REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOTS 8 AND 9 AS SHOWN ON THE OFFICIAL "PLAT OF HEWITT SUBDIVISION NO. 4", RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, JANUARY 24, 1914, IN BOOK 14 OF MAPS, MAP NO. 55, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE LINE BETWEEN LOTS 7 AND 8 OF SAID SUBDIVISION DISTANT SOUTH 89 DEG. 58' WEST 561.0 FEET FROM THE NORTHWEST CORNER OF SAID LOT 8, SAID POINT OF BEGINNING ALSO BEING IN THE CENTER LINE OF DULUTH AVENUE RUNNING THENCE SOUTH 20 DEG. 24' EAST 667.1 FEET TO A POINT ON THE SOUTH LINE OF LOT 9 WHICH IS DISTANT SOUTH 89 DEG. 58' WEST 96.2 FEET FROM THE NORTHEAST CORNER OF LOT 10 OF SAID SUBDIVISIONS THENCE ALONG THE SOUTH LINE OF SAID LOT 9, SOUTH 89 DEG. 58' WEST 1081.11 FEET TO THE WEST LINE OF SAID LOT 9; THENCE NORTH 625.44 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE CENTER LINE OF DULUTH AVENUE NORTH 89 DEG. 58' EAST 848.56 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM A MINERAL INTEREST AND A ROYALTY INTEREST IN AND TO ALL OIL, GAS, HYDROCARBONS, MINERALS, VALUABLE METALS AND ASSOCIATED SUBSTANCES IN, UNDER OR PRODUCED AND SAVED FROM SAID REAL PROPERTY TOGETHER WITH THE RIGHT TO PRODUCE, DEVELOP, EXPLORE AND EXTRACT SAID SUBSTANCES, AS RESERVED IN A QUITCLAIM DEED FROM PEARL O. GALBREATH, RECORDED DECEMBER 12, 1981, IN BOOK 8112-12, PAGE 289, OFFICIAL RECORDS, AND RE-RECORDED OCTOBER 21, 1982, IN BOOK 8210-21, PAGE 1253, OFFICIAL RECORDS.

Order No.
Escrow No.
Loan No.

BOOK PAGE
92 02 14 0266

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

92 FEB 14 AM 9:00

[Handwritten Signature]

WHEN RECORDED MAIL TO:
Southpointe Associates
3323 Watt Avenue #170
Sacramento, CA 95821

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
same as above

DOCUMENTARY TRANSFER TAX \$ 5.50
..... Computed on the consideration or value of property conveyed; OR
X..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.
as per undersigned grantor
Signature of Declarant or Agent determining tax - Firm Name

APN 117-0182-019

GRANT DEED

ACCOMMODATION

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
J & L Properties, a California general partnership
hereby GRANT(S) to

Southpointe Associates

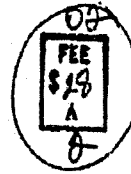
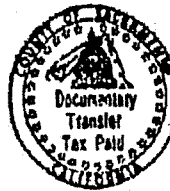
the real property in the City of Sacramento
County of Sacramento

, State of California, described as

Lot 10, as shown on the "plat of Hewitt Subdivision No. 4", recorded in Book
14 of maps, Map no. 55, records of said County.

EXCEPT THE WEST 40 FEET LOCATED IN HEWITT AVENUE

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS, ASPHALTUM
MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR ON SAID LAND, BELOW A DEPTH
OF 500 FEET FROM THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO
PRODUCE, EXPLORE, DEVELOP AND EXTRACT SAID SUBSTANCES BUT WITHOUT, HOWEVER,
THE RIGHTS OF SURFACE ENTRY ON THE SURFACE OF SAID LAND OR WITHIN SAID
500 FEET FROM THE SURFACE THEREOF.



FIRST AMERICAN TITLE INSURANCE COMPANY

J & L Properties, a California
general partnership

BY:

[Handwritten Signature]
Jack T. Swigart

Dated December 20, 1991

STATE OF CALIFORNIA
COUNTY OF _____

On _____
before me, the undersigned, a Notary Public in and for said State, personally appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature _____

(This area for officer's return only)

1002 (6/88)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FIRST AMERICAN TITLE INSURANCE COMPANY

STATE OF CALIFORNIA
COUNTY OF

Sacramento ss.

On 12/20/91 before me, Daniel Hale Wray
personally appeared Jack T. Sweigard

_____ personally known to me (or proved
to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature [Handwritten Signature]



(This area for official notarial seal)

Notary Seal

1008 (8/88)

Order No.
Escrow No.
Loan No.

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF

92 APR -3 PM 4:02

[Signature]
COUNTY CLERK-RECORDER

WHEN RECORDED MAIL TO:
J & L Properties
3434 Marconi Ave, Ste C
Sacramento, CA 95821

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
same as above



DOCUMENTARY TRANSFER TAX \$ 1.10

..... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances remaining at time of sale.

The undersigned declares
Signature of Declarant or Agent determining tax - Firm Name

APN 117-0182-019

GRANT DEED



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Southpointe Associates

hereby GRANT(S) to

J & L Properties, a California general partnership

the real property in the City of Sacramento
County of Sacramento

State of California, described as

Lot 10, as shown on the "Plat of Hewitt Subdivision No. 4", recorded in Book 14 of Maps, Map No. 55, records of said County.

EXCEPTING THEREFROM THE WEST 40 FEET LOCATED IN HEWITT AVENUE.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS, ASPHALTUM MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR ON SAID LAND, BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO PRODUCE EXPLORE, DEVELOP AND EXTRACT SAID SUBSTANCES BUT WITHOUT, HOWEVER, THE RIGHTS OF SURFACE ENTRY ON THE SURFACE OF SAID LAND OR WITHIN SAID 500 FEET FROM THE SURFACE THEREOF.

Conveyance is the result of a sale with the consideration less than \$100.00

Southpointe Associates.

[Signature]

Dated MARCH 24, 1992

STATE OF CALIFORNIA
COUNTY OF _____

On _____
before me, the undersigned, a Notary Public in and for said State, personally appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature _____

FIRST AMERICAN TITLE INSURANCE COMPANY 1009059

PURPOSE ACKNOWLEDGMENT

State of California
County of Sacramento

On 3/24/92 before me, Daniel Hale Notary Public
NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared William L. Green
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



[Signature]
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL(S)
- CORPORATE _____
- OFFICER(S) _____ TITLE(S) _____
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(ES)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

**THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:**

Title or Type of Document Grant Deed
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____

© 1991 NATIONAL NOTARY ASSOCIATION • 8236 Rammer Ave. • P.O. Box 7184 • Canoga Park, CA 91304-7184



First American Title Insurance Company

A subsidiary of The First American Financial Corporation

Order No.
Escrow No. 11009059
Loan No.

300n PAGE
92 04 -3 1483

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF

92 APR -3 PH 4: 02

[Signature]
COUNTY CLERK-RECORDER

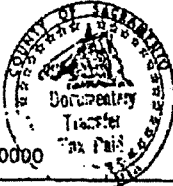
SPACE ABOVE THIS LINE FOR RECORDER'S USE

WHEN RECORDED MAIL TO:

Janet A. Gordon
7360 Pocket Rd.
Sacramento, Ca. 95831

MAIL TAX STATEMENTS TO:

Same as above



A.P. No. 117-0182-019-0000

DOCUMENTARY TRANSFER TAX \$ 1.10

..... Computed on the consideration or value of property conveyed; OR
..X. Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

the undersigned declares

Signature of Declarant or Agent determining tax -- Firm Name

02
S FEE \$8 M

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

J & L PROPERTIES, a California General Partnership

hereby GRANT(S) to

JANET A. GORDON, a Widow

the real property in the City of Sacramento
County of Sacramento

State of California, described as

Lot 10, as shown on the "Plat of Hewitt Subdivision No. 4", recorded in Book 14 of Maps,
Map No. 55, records of said County.

EXCEPT THE WEST 40 FEET LOCATED IN HEWITT AVENUE.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS, ASPHALTUM MINERALS
AND OTHER HYDROCARBON SUBSTANCES IN OR ON SAID LAND, BELOW A DEPTH OF 500 FEET FROM THE
SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO PRODUCE, EXPLORE, DEVELOP AND EXTRACT
SAID SUBSTANCES BUT WITHOUT, HOWEVER, THE RIGHTS OF SURFACE ENTRY ON THE SURFACE OF SAID
LAND OR WITHIN SAID 500 FEET FROM THE SURFACE THEREOF.

Property being conveyed for no consideration.

FIRST AMERICAN TITLE INSURANCE COMPANY 11009059

Dated December 18, 1991

J & L PROPERTIES, a California General Partnership

STATE OF CALIFORNIA }
COUNTY OF } ss.

BY: JACK SWEIGERT ASSOCIATES,
a California Corporation

On _____ before me,

BY: *[Signature]* Jack J. Sweigert, President

personally appeared _____

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signa-
ture(s) on the instrument the person(s) or the entity upon behalf of which
the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

FIRST AMERICAN TITLE INSURANCE COMPANY 11009257

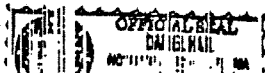
STATE OF CALIFORNIA
COUNTY OF Sacramento ss.

On 12-19-91 before me, Daniel H. Notary Public

personally appeared Jack T. Subigart

_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



(Signature)

11009257 (1/87) - (General) First American Title Company

Order No. _____
Escrow No. accomodation
Loan No. _____

BOOK PAGE
92 0427 2310

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF

92 APR 27 PM 3:11

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WHEN RECORDED MAIL TO:

J & L Properties
3434 Marconi Ave.
Sacramento, Ca.

MAIL TAX STATEMENTS TO:

see deed recorded
concurrently herewith

A.P. No. 117-0182-001

DOCUMENTARY TRANSFER TAX \$ None *Not sold*

..... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

the undersigned declares
Signature of Declarant or Agent determining tax — Firm Name

ACCOMODATION

FIRST AMERICAN TITLE INSURANCE COMPANY

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,



3

SOUTHPOINTE ASSOCIATES

hereby GRANT(S) to

JS & LC INVESTMENTS, a California General Partnership

the real property in the City of Sacramento
County of Sacramento

State of California, described as

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

This conveyance is to a partnership wherein the grantors are all of the partners
of the partnership and hold the same proportionate share in the partnership
that they held in the real property.

Dated April 21, 1992

STATE OF CALIFORNIA }
COUNTY OF _____ } ss.

On _____ before me,

personally appeared _____

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signa-
ture(s) on the instrument the person(s) or the entity upon behalf of which
the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

SOUTHPOINTE ASSOCIATES

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (1/81)

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Sacramento }

On 4/21/92 before me, Daniel Hail Notary Public
DATE NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"

personally appeared William L. Green
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.
Daniel Hail
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL(S)
- CORPORATE _____
OFFICER(S) _____ TITLE(S) _____
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
Southpointe Associates

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document Grant Deed \$
Number of Pages 2 Date of Document 4/21/92
Signer(s) Other Than Named Above none



EXHIBIT "A"

DESCRIPTION

THAT CERTAIN REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOTS 8 AND 9 AS SHOWN ON THE OFFICIAL "PLAT OF HEWITT SUBDIVISION NO. 4", RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, JANUARY 24, 1914, IN BOOK 14 OF MAPS, MAP NO. 55, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE LINE BETWEEN LOTS 7 AND 8 OF SAID SUBDIVISION DISTANT SOUTH 89 DEG. 58' WEST 561.0 FEET FROM THE NORTHWEST CORNER OF SAID LOT 8, SAID POINT OF BEGINNING ALSO BEING IN THE CENTER LINE OF DULUTH AVENUE RUNNING THENCE SOUTH 20 DEG. 24' EAST 667.1 FEET TO A POINT ON THE SOUTH LINE OF LOT 9 WHICH IS DISTANT SOUTH 89 DEG. 58' WEST 96.2 FEET FROM THE NORTHEAST CORNER OF LOT 10 OF SAID SUBDIVISIONS THENCE ALONG THE SOUTH LINE OF SAID LOT 9, SOUTH 89 DEG. 58' WEST 1081.11 FEET TO THE WEST LINE OF SAID LOT 9; THENCE NORTH 625.44 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE CENTER LINE OF DULUTH AVENUE NORTH 89 DEG. 58' EAST 848.56 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM A MINERAL INTEREST AND A ROYALTY INTEREST IN AND TO ALL OIL, GAS, HYDROCARBONS, MINERALS, VALUABLE METALS AND ASSOCIATED SUBSTANCES IN, UNDER OR PRODUCED AND SAVED FROM SAID REAL PROPERTY TOGETHER WITH THE RIGHT TO PRODUCE, DEVELOP, EXPLORE AND EXTRACT SAID SUBSTANCES, AS RESERVED IN A QUITCLAIM DEED FROM PEARL O. GALBREATH, RECORDED DECEMBER 12, 1981, IN BOOK 8112-12, PAGE 289, OFFICIAL RECORDS, AND RE-RECORDED OCTOBER 21, 1982, IN BOOK 8210-21, PAGE 1253, OFFICIAL RECORDS.

Order No.
Escrow No. 11009069
Loan No.

500r. PAGE
92 04 27 2311

OFFICIAL RECORDS
SACRAMENTO COUNTY

92 APR 27 PM 3: 11

WHEN RECORDED MAIL TO:

Whisenhunt/Galbreath
1629 13th Ave.
Sacramento, Ca. 95818

[Handwritten Signature]

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as above

DOCUMENTARY TRANSFER TAX \$ none *Leased total value*

..... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances remaining at time of sale.

The undersigned declares

Signature of Declarant or Agent determining tax — Firm Name

A.P.NO. 117-0182-001

GRANT DEED

0
FEE
\$11
B
3

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

JS & LC INVESTMENTS, a California General Partnership

hereby GRANT(S) to
ALLAN H. GALBREATH, A MARRIED MAN AS TO AN UNDIVIDED 1/2 INTEREST; AND JOHN F.
WHISENHUNT AND GENETTE H. WHISENHUNT, TRUSTEES OF THE WHISENHUNT FAMILY TRUST
DATED FEBRUARY 15, 1989 AS TO AN UNDIVIDED 1/2 INTEREST

the real property in the City of Sacramento
County of Sacramento

State of California, described as

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Conveyance is the result of a sale with consideration or value, less liens and encumbrances remaining at the time of sale, of less than \$100.00

Dated April 21, 1992

STATE OF CALIFORNIA)
COUNTY OF _____) ss.

On _____ before me,

personally appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

JS & LC INVESTMENTS
a California General Partnership

[Handwritten Signature]

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (1/91)

FIRST AMERICAN TITLE INSURANCE COMPANY

ALL-PURPOSE ACKNOWLEDGMENT

NO 202

State of California
County of Sacramento

On 4/22/92 before me, Daniel Hain Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Jack T. Sweigart
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.
Daniel Hain
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL(S)
- CORPORATE OFFICER(S) _____ TITLE(S) _____
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
JSI LC Investments

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document Grant Deed
Number of Pages 2 Date of Document 4/21/92
Signer(s) Other Than Named Above none



EXHIBIT "A"

DESCRIPTION

THAT CERTAIN REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOTS 8 AND 9 AS SHOWN ON THE OFFICIAL "PLAT OF HEWITT SUBDIVISION NO. 4", RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, JANUARY 24, 1914, IN BOOK 14 OF MAPS, MAP NO. 55, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE LINE BETWEEN LOTS 7 AND 8 OF SAID SUBDIVISION DISTANT SOUTH 89 DEG. 58' WEST 561.0 FEET FROM THE NORTHWEST CORNER OF SAID LOT 8, SAID POINT OF BEGINNING ALSO BEING IN THE CENTER LINE OF DULUTH AVENUE RUNNING THENCE SOUTH 20 DEG. 24' EAST 667.1 FEET TO A POINT ON THE SOUTH LINE OF LOT 9 WHICH IS DISTANT SOUTH 89 DEG. 58' WEST 96.2 FEET FROM THE NORTHEAST CORNER OF LOT 10 OF SAID SUBDIVISIONS THENCE ALONG THE SOUTH LINE OF SAID LOT 9, SOUTH 89 DEG. 58' WEST 1081.11 FEET TO THE WEST LINE OF SAID LOT 8; THENCE NORTH 625.44 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE CENTER LINE OF DULUTH AVENUE NORTH 89 DEG. 58' EAST 848.56 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM A MINERAL INTEREST AND A ROYALTY INTEREST IN AND TO ALL OIL, GAS, HYDROCARBONS, MINERALS, VALUABLE METALS AND ASSOCIATED SUBSTANCES IN, UNDER OR PRODUCED AND SAVED FROM SAID REAL PROPERTY TOGETHER WITH THE RIGHT TO PRODUCE, DEVELOP, EXPLORE AND EXTRACT SAID SUBSTANCES, AS RESERVED IN A QUITCLAIM DEED FROM PEARL O. GALBREATH, RECORDED DECEMBER 12, 1981, IN BOOK 8112-12, PAGE 289, OFFICIAL RECORDS, AND RE-RECORDED OCTOBER 21, 1982, IN BOOK 8210-21, PAGE 1253, OFFICIAL RECORDS.

BOOK PAGE

94 08 15 1892

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF

94 AUG 15 PH 3: 51

[Signature]
COUNTY CLERK

1	TOTAL: C	
3	13'	
chvg	POST	CH CY CODE
other	NON-PAY	00

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:

JOHNSON, FORT, MEISSNER & JOSEPH
1555 River Park Drive, Suite #108
Sacramento, California 95815

MAIL TAX STATEMENTS TO:

No Change

- Space Above This Line Reserved for Recorder's Use -

DOCUMENTARY TRANSFER TAX: NONE
EXEMPTION (R&T CODE): 11911
EXPLANATION: No Consideration
Consideration less than \$100.00
[Signature]
Signature of Agent
NOT A SALE

QUITCLAIM DEED

ALLAN H. GALBREATH does hereby remise, release and quitclaim a one-fourth (1/4) interest in the real property described below to ALLAN H. GALBREATH, Trustee of the ALLAN H. GALBREATH REVOCABLE TRUST, established August 8, 1994 and a one-fourth (1/4) interest in the real property described below to ELIZABETH E. GALBREATH, Trustee of the ELIZABETH E. GALBREATH REVOCABLE TRUST, established August, 1994. Said real property is situated in the County of Sacramento, State of California, described as follows:

SEE ATTACHED EXHIBIT "A"

This transfer is to a Revocable Trust and is exempt from reassessment for property tax purposes pursuant to Section 62 of the Revenue and Taxation Code of the State of California, July 10, 1979.

Assessor Parcel Number: 117-0182-001
Property Address: 7500 Duluth Ave., Elk Grove, CA

DATED this 8th day of August, 1994.

[Signature]
ALLAN H. GALBREATH

[Signature]
ELIZABETH E. GALBREATH

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

On August 8, 1994, before me, W. MORGAN JOHNSON
Notary Public, (here insert name and title of the officer), personally appeared ALLAN H. GALBREATH and ELIZABETH E. GALBREATH, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within Instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature W. Morgan Johnson (Seal)

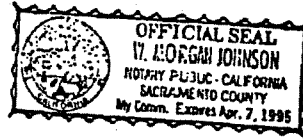


EXHIBIT "A"

That certain real property situated in the State of California, County of Sacramento, unincorporated area, described as follows:

All that portion of Lots 8 and 9 as shown on the official "plat of Hewitt Subdivision No. 4," recorded in the office of the Recorder of Sacramento County, January 24, 1914, in Book 14 of Maps, Map No. 55, described as follows:

BEGINNING at a point in the line between Lots 7 and 8 of said subdivision distant South 89° West 561.0 feet from the Northwest corner of said Lot 8, said point of beginning also being in the center line of Duluth Avenue running thence South 20° 24' East 667.1 feet to a point on the South line of Lot 9 which is distant South 89° 58' West 96.2 feet from the Northeast corner of Lot 10 of said subdivisions thence along the South line of said Lot 9, South 89° 58' West 1081.11 feet to the West line of said Lot 9; thence North 625.44 feet to the Northwest corner of said Lot 8; thence along the center line of Duluth Avenue North 89° 58' East 848.56 feet to the place of beginning.

EXCEPTING THEREFROM a mineral interest and a royalty interest in and to all oil, gas, hydrocarbons, minerals, valuable metals and associated substances in, under or produced and saved from said real property together with the right to produce, develop, explore and extract said substances, as reserved in a Quitclaim Deed from Pearl O. Galbreath, recorded December 12, 1981 in Book 8112-12, page 289, official records and re-recorded October 21, 1982 in Book 8210-21, page 1253, official records.

APN: 117-0182-001

WHEN RECORDED MAIL TO
SEA VIEW LUMBER CO., INC.
% DE MEO & DE MEO- JACK DE MEO
1022 MENDOCINO AVE
SANTA ROSA, CA 95401-4350

Recorded in the County of Sacramento
John Dark, Clerk/Recorder



16.00

199609121231 12:59pm 09/12/96

888 11881895 11 24
R85 4 82 7.00 9.00 0.00 0.00 0.00

MAIL TAX STATEMENTS TO
Same as Above

Title Order No. 534486

Trustee Sale No. 5059

Space above this line for recorder's use
Reference No.

TRUSTEE'S DEED UPON SALE

A.P.N. No. 117-0182-002

The undersigned grantor declares:

- 1) The grantee herein was _____ the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was..... \$713,270.42
- 3) The amount paid by the grantee at the trustee sale was..... \$713,270.42
- 4) The documentary transfer tax is..... None
- 5) Said property is in the City of _____

and MORTGAGE LENDER SERVICES, INC., A CALIFORNIA CORPORATION

(herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to SEA VIEW LUMBER CO., INC., A CALIFORNIA CORPORATION

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of SACRAMENTO, State of California, described as follows: SEE EXHIBIT 'A' ATTACHED HERETO

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 02/02/90 and executed by KEET NERHAN, A SINGLE MAN

as Trustor, and recorded 02/22/90 as Instrument No. _____ in book 90 02 22 page 1062 of Official Records of SACRAMENTO County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Continued on page 2

- Page 1 -

(CATRD01A)

Title Order No. 534486
Trustee Sale No. 5059
Reference No.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Said property was sold by said Trustee at public auction on 09/10/96 at the place named in the Notice of Sale, in the County of SACRAMENTO, California, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefor to said trustee the amount bid being \$713,270.42 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: 09/11/96

MORTGAGE LENDER SERVICES, INC.
as Trustee

x *Marsha Townsend*
Marsha Townsend, President

X _____

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

On 9/10/96 before me, Susan Shields, a Notary Public in and for said county, personally appeared Marsha Townsend personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Susan Shields
Notary Public in and for said County and State

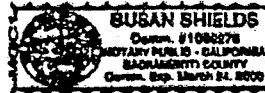


EXHIBIT "A"

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 8 AND 9, OF HEWITT SUBDIVISION NO. 4, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON JANUARY 24, 1914, IN BOOK 14 OF MAPS, MAP NO. 55, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID LOT 9 AND RUNNING THENCE SOUTH 88 DEG. 38' WEST 461.0 FEET TO AN IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 10 OF SAID SUBDIVISION; THENCE SOUTH 89 DEG. 58' WEST ALONG THE DIVISION LINE BETWEEN SAID LOTS 9 AND 10, A DISTANCE OF 96.2 FEET; THENCE NORTH 20 DEG. 24' WEST 667.1 FEET TO THE NORTH LINE OF SAID LOT 8; SAID LINE BEING THE CENTER OF DULUTH AVENUE; THENCE NORTH 89 DEG. 58' EAST ALONG THE CENTER LINE OF SAID AVENUE, 561.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 20 DEG. 24' EAST ALONG THE EAST LINE OF SAID LOTS 8 AND 9 TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS, ASPHALTUM MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR ON SAID LAND, BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO PRODUCE, EXPLORE, DEVELOP AND EXTRACT SAID SUBSTANCES BUT WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY ON THE SURFACE OF SAID LAND OR WITHIN SAID 500 FEET FROM THE SURFACE THEREOF AS RESERVED IN THE DEED FROM JOHN HUNT HEALY AND MARY JANE HEALY, HIS WIFE, TO CHARLES R. GORDON AND JANET A. GORDON, HIS WIFE, AS JOINT TENANTS, DATED APRIL 24, 1978, RECORDED MAY 5, 1978, IN BOOK 7805-05 OFFICIAL RECORDS, PAGE 1419.

AND ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN ALL, OIL, GAS, ASPHALTUM MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR ON SAID LAND, BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO PRODUCE, EXPLORE, DEVELOP AND EXTRACT SAID SUBSTANCES BUT WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY ON THE SURFACE OF SAID LAND OR WITHIN SAID 500 FEET FROM THE SURFACE THEREOF, AS RESERVED BY CHARLES R. GORDON AND JANET A. GORDON, IN THE DEED RECORDED OCTOBER 26, 1979 IN BOOK 7910-26 OFFICIAL RECORDS, PAGE 408.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF LOT 8 OF THE PLAT ENTITLED "HEWITT SUBDIVISION NO. 4", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, STATE OF CALIFORNIA, ON JANUARY 24, 1914, IN BOOK 14 OF MAPS, MAP NO. 55, LOCATED IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION CONTINUED

REFERENCE NO. 5059

LEGAL DESCRIPTION CONTINUED

BEGINNING AT A 1" IRON PIPE ON THE SOUTHERLY LINE OF LOT 7 OF SAID "HEWITT SUBDIVISION NO. 4", AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE ALONG THE EASTERLY LINE OF SAID LOT 8, S. 21° 05' 41" E. 184.93 FEET; THENCE N. 74° 25' 56" W., 531.61 FEET; THENCE N. 8° 59' 25" E., 25.67 FEET TO THE LINE COMMON TO SAID LOTS 7 AND 8; THENCE ALONG LAST SAID LINE, N. 89° 24' 51" E., 441.56 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING:

A PORTION OF LOT 8 OF THE PLAT ENTITLED "HEWITT SUBDIVISION NO. 4", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON JANUARY 24, 1914, IN BOOK 14 OF MAPS, MAP NO. 55, LOCATED IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" IRON PIPE ON THE SOUTHERLY LINE OF LOT 7 OF SAID "HEWITT SUBDIVISION NO. 4", AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE ALONG THE LINE COMMON TO SAID LOTS 7 AND 8, S. 89° 24' 51" W., 441.56 FEET TO THE POINT OF BEGINNING; THENCE S 8° 59' 25" W., 25.67 FEET; THENCE N. 74° 25' 56" W., 90.97 FEET TO THE LINE COMMON TO SAID LOTS 7 AND 8; THENCE ALONG LAST SAID LINE, N. 89° 24' 51" E., 91.65 FEET TO THE POINT OF BEGINNING.

APN: 117-0182-002
BARE LAND

RECORDING REQUESTED BY
FRED B. OLIVER, ESQ.

AND WHEN RECORDED MAIL TO

Home
Street
Address
City
State
Zip
JANET A. GORDON, Trustee
7360 Pocket Road
Sacramento, CA 95831

Recorded in the County of Sacramento
John Dark, Clerk/Recorder
25.00
199612230895 12:28pm 12/23/96
884 40003668 84 83
R02 7 82 7.00 18.00 8.00 8.00 8.00 8.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed REALTY NOT SOLD

GD 86410

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

181619

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
Documentary transfer tax is \$ None - R&T 11911; Consideration less than \$100; conveyance
 Computed on full value of property conveyed, or transfers Grantor's interest to her revocable living trust
 Computed on full value less value of liens and encumbrances remaining at time of sale.
 Unincorporated area: City of Sacramento, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JANET A. GORDON, a married woman, dealing with her sole and separate property

hereby GRANT(S) to JANET A. GORDON, and successors in trust, as Trustee of the JANET A. GORDON TRUST dated December 20, 1996

the following described real property in the City of Sacramento,
County of Sacramento, State of California:

SEE EXHIBIT A, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE FOR REAL PROPERTY DESCRIPTION

APN: Parcel I: 031-0860-003-0000
Parcel II: 031-0860-004-0000
Parcel III: 117-0182-019-0000

Dated December 20, 1996

Janet A. Gordon
JANET A. GORDON

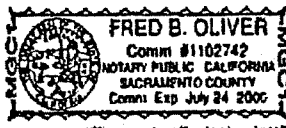
State of California
County of Sacramento

On December 20, 1996
before me, FRED B. OLIVER - Notary Public

personally appeared JANET A. GORDON
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Fred B. Oliver*
FRED B. OLIVER



Title Order No. _____ Escrow, Loan or Attorney File No. _____

MAIL TAX STATEMENTS TO: JANET A. GORDON, Trustee 7360 Pocket Road, Sacramento, CA 95831
NAME ADDRESS CITY, STATE, ZIP

ASSESSORS PARCEL NO.

EXHIBIT A

PARCEL I:

All that real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

All that portion of Tract 2, as said tract is shown and delineated on that certain plat of the resurvey and subdivision of Swamp Land Survey 147, filed in the office of the County Recorder of Sacramento County on December 26, 1905, in Book 6 of Maps, Map No. 36, described as follows:

Beginning at a point on the center line of Pocket Road, a City Street, from which an iron pipe monument designated "Iron Pipe No. 1" on that certain map or plat entitled "Amended Plat of Land Owned by Estate of Maria J. Williams", filed October 27, 1939, in Book 3 of Survey, Map No. 137, Sacramento County Records, bears North 23° 17' West 348.15 feet along said center line of said City Street to the point of intersection of said center line and the Northerly boundary line of said Tract 2, thence continuing along said center line North 23° 17' West 758.10 feet, and thence North 18° 45' 20" West 225.00 feet; thence from said point of beginning South 67° 30' West 573.00 feet; thence South 28° 00' East 90.00 feet; thence South 40° 30' East 76.00 feet; thence South 61° 00' 18" West 260.12 feet to a point on the Westerly boundary of said Tract 2 and on the left or East bank of the Sacramento River; thence along said East bank South 31° 43' 40" East 145.17 feet and South 32° 31' 40" East 181.36 feet, more or less, to the Northwesterly corner of that 3.61 Acre Parcel conveyed to Gerald L. Wiley and Helen Wiley, his wife, by Joseph L.

Silva and Isabel F. Silva, his wife, by deed dated December 17, 1969, recorded in Book 69-12-23 of Official Records at page 339, Sacramento County Records; thence North 60° 18' 20" East 756.16 feet, more or less, along the Northerly boundary of said 3.61 Acre Parcel to a point on the center line of said City Street; and thence North 23° 17' West 418.53 feet, more or less, along said center line to the point of beginning.

APN 031-0860-003-0000

PARCEL II:

All that real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

All that portion of Tract 2 of Swamp Land Survey 147, as shown on the "Plat of Land Owned by P. H. & C. F. Vehmeyer", recorded in the office of the County Recorder of Sacramento County, on December 26, 1905, in Book 6 of Maps, Map No. 36, which lies Westerly of the centerline of the County Road shown on said Plat.

EXCEPTING THEREFROM all that portion of said Tract 2 described as follows:

Beginning at a point from which an iron pipe monument designated "Iron Pipe No. 1" on that certain map or plat entitled "Amended Plat of Land Owned by Estate of Maria J. Williams", filed October 27, 1939, in Book 3 of Surveys, Map No. 137, Sacramento County Records bears North 23° 17' West 758.10 feet along the centerline of a County Road, and thence North 18° 45' 20" West 225.00 feet. Said point of beginning being the intersection of the centerline of a County Road and

the Northerly boundary line of said Tract 2; thence from said point of beginning South 23° 17' East 348.15 feet along the centerline of said County Road; thence leaving said County Road South 67° 30' West 600.00 feet; thence South 80° 12' 20" West 167.82 feet; thence South 55° 36' 20" West 75.65 feet to a point on the left or East bank of the Sacramento River; thence along said bank North 34° 23' 40" West 254.54 feet to the Northwest corner of said Tract 2, North 62° 29' East 688.84 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM all that portion of said Tract 2, described as follows:

Beginning at a point on the center line of Pocket Road, a City Street, from which an iron pipe monument designated "Iron Pipe No. 1" on that certain map or plat entitled "Amended Plat of Land Owned by Estate of Maria J. Williams", filed October 27, 1939, in Book 3 of Survey, Map No. 137, Sacramento County Records, bears North 23° 17' West 348.15 feet along said center line of said City Street to the point of intersection of said center line and the Northerly boundary line of said Tract 2, thence continuing along said center line North 23° 17' West 758.10 feet, and thence North 18° 45' 20" West 225.00 feet; thence from said point of beginning South 67° 30' West 573.00 feet; thence South 28° 00' East 90.00 feet; thence South 40° 30' East 76.00 feet; thence South 61° 00' 18" West 260.12 feet to a point on the Westerly boundary of said Tract 2 and on the left or East bank of the Sacramento River; thence along said East bank South 31° 43' 40" East 145.17 feet and South 32° 31' 40" East 181.36 feet, more or less, to the Northwesterly

corner of that 3.61 Acre Parcel conveyed to Gerald L. Wiley and Helen Wiley, his wife, by Joseph L. Silva and Isabel F. Silva, his wife, by deed dated December 17, 1969, recorded in Book 69-12-23 of Official Records at page 339, Sacramento County Records; thence North 60° 18' 20" East 756.16 feet, more or less, along the Northerly boundary of said 3.61 Acre Parcel to a point on the center line of said City Street; and thence North 23° 17' West 418.53 feet, more or less, along said center line to the point of beginning.

TOGETHER WITH a right of way for road purposes over and across the Northerly 20 feet of the property described as follows:

All that portion of Tract 2, as said tract is shown and delineated on that certain plat of the resurvey and subdivision of Swamp Land Survey 147, filed in the office of the County Recorder of Sacramento County on December 26, 1905, in Book 6 of Maps, Map No. 36, described as follows:

Beginning at a point on the center line of Pocket Road, a city Street, from which an iron pipe monument designated "Iron Pipe No. 1", on that certain map or plat entitled "Amended Plat of Land Owned by Estate of Maria J. Williams", filed October 27, 1939, in Book 3 of Survey, Map No. 137, Sacramento County Records, bears North 23° 17' West 348.15 feet along said center line of said City Street to the point of intersection of said center line and the Northerly boundary line of said Tract 2, thence continuing along the said center line North 23° 17' West 758.10 feet, and thence North 18° 45' 20" West 225.00 feet; thence from said point of beginning South

67°30' West 573.00 feet; thence South 28° 00' East 90.00 feet; thence South 40° 30' East 76.00 feet; thence South 61° 00' 18" West 260.12 feet to a point on the Westerly boundary of said Tract 2 and on the left or East bank of the Sacramento River; thence along said East bank South 31° 43' 40" East 145.17 feet and South 32° 31' 40" East 181.36 feet, more or less, to the Northwesterly corner of that 3.61 Acre Parcel conveyed to Gerald L. Wiley and Helen Wiley, his wife, by Joseph L. Silva and Isabel F. Silva, his wife, by deed dated December 17, 1969, recorded in Book 69 12 23, of Official Records at page 339, Sacramento County Records; thence North 60° 18' 20" East 756.16 feet more or less, along the Northerly boundary of said 3.61 Acre Parcel to a point on the centerline of said City Street; and thence North 23°17' West 418.53 feet, more or less, along said center line to the point of beginning.

APN 031-0860-004-0000

PARCEL III:

All that real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lot 10, as shown on the "Plat of Hewitt Subdivision No. 4", recorded in Book 14 of Maps, Map No. 55, records of said County.

EXCEPT the West 40 feet located in Hewitt Avenue.

EXCEPTING THEREFROM an undivided 1/2 interest in all oil, gas, asphaltum minerals and other hydrocarbon substances in or on said land, below a depth of 500 feet from the surface of said land,

together with the right to produce,
explore, develop and extract said
substances but without, however,
the right of surface entry on the
surface of said land or within said
500 feet from the surface thereof.

APN 117-0182-019-0000

**STEWART TITLE
OF SACRAMENTO**
RECORDING REQUESTED BY:
STEWART TITLE OF SACRAMENTO
AND WHEN RECORDED MAIL TO:
AND UNLESS OTHERWISE SHOWN BELOW, MAIL
TAX STATEMENTS TO:

Jeffrey Paul Gritten
7224 Lindale Drive
Sacramento, CA. 95828

Recorded in the County of Sacramento
John Dark, Clerk/Recorder



10.00

199806040871 2:52pm 06/04/98

664 8088235 08 17
R02 2 02 DTY Paid 7.00 3.00 0.00 0.00 0.00
0.00 0.00

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. GH-07002328-ND
APN# 117-0182-020

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX IS \$82.50
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale.
 Unincorporated area City of Sacramento, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CHARLES F. CLARK and GLORIA J. CLARK, Husband and Wife

hereby GRANT(s) to:

JEFFREY PAUL GRITTEN, a Single Man

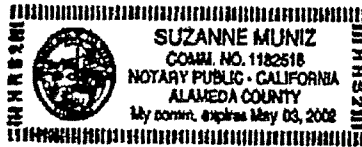
the real property in the City of Sacramento, County of Sacramento, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF

DATED June 2, 1998
STATE OF CALIFORNIA
COUNTY OF ALAMEDA
On JUNE 3, 1998
before me, SUZANNE MUNIZ
a Notary Public in and for said State, personally appeared
Charles F. Clark
GLORIA J. CLARK

[Signature]
Charles F. Clark
[Signature]
Gloria J. Clark

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.



Signature [Signature]

(This area for official notarial seal)

Mail tax statements to:

①

DOCUMENT

The land referred to in this Report is situated in the State of California, County of Sacramento, City of Sacramento, and is described as follows:

All that portion of Lot 11, as shown on the "Plat of Hewitt Subdivision No. 4", recorded in Book 14 of Maps, Map No. 55, records of said County, described as follows:

Beginning at the Northwest corner of said Lot 11, said corner being a point on the centerline of a county road known as Hewitt Avenue; thence, from said point of beginning, along the North line of said Lot 11 East 260 feet; thence, South, and parallel with the West line of said Lot 11, 140 feet; thence, West, and parallel with the North line of said Lot 11, 260 feet to a point on the centerline of said county road; thence, along said centerline and the West line of said Lot 11, North 140 feet to the point of beginning and excepting therefrom any portion thereof, included in any road.

APN: 117-0182-020

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
AS THE LEGAL DESCRIPTION.

APPENDIX E

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
COLLEGE MARKETPLACE
SWC OF HIGHWAY 99 AND CONSUMNES RIVER BOULEVARD
SACRAMENTO COUNTY, CALIFORNIA
APN: 117-0182-1, -19, -20, -21, -24, -28**

ENVIRONMENTAL QUESTIONNAIRE



ENVIRONMENTAL SITE ASSESSMENT TRANSACTION SCREEN QUESTIONNAIRE

This document is an excerpt of E 1528-93: Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E-50 on Environmental Assessment and is the direct responsibility of Subcommittee E 50.02 on Commercial Real Estate Transactions. This questionnaire represents only items 5.1 through 6.1 of E 1528-93 and should not be construed as being the complete

standard. It is necessary to refer to the full standard prior to using this questionnaire. COPYRIGHT© 1993 AMERICAN SOCIETY FOR TESTING AND MATERIALS, Philadelphia, PA. PCN: 13-515280-65. For the complete standard, or to order additional copies of this questionnaire, contact ASTM Customer Service at (215) 299-5585.

5. Introduction to Transaction Screen Questionnaire

5.1 *Process*—The *transaction screen process* consists of asking questions contained within the *transaction screen questionnaire* of owners and occupants of the property, observing site conditions at the property with direction provided by the *transaction screen questionnaire*, and, to the extent reasonably ascertainable, conducting limited research regarding certain government records and certain standard historical sources. The questions asked of owners when conducting site visits are the same questions as those asked of occupants.

5.2 *Guide*—The *transaction screen questionnaire* is followed by a guide designed to assist the person completing the *transaction screen questionnaire*. The guide to the *transaction screen questionnaire* is set out in Sections 7 through 10 of this practice. The guide is divided into three sections: Guide for Owner/Occupant Inquiry, Guide to Site Visit, and Guide to Government Records/Historical Sources Inquiry.

5.2.1 To assist the user, its employee or agent, or the environmental professional in preparing a report, the guide repeats each of the questions set out in the *transaction screen questionnaire* in both the guide for owner/occupant inquiry and the guide to site visit. The questions regarding government records/historical sources inquiry are also repeated in the guide to that section.

5.2.2 The guide also describes the procedures to be followed to determine if reliance upon the information in a prior environmental site assessment is appropriate under this practice.

5.2.3 A user, his employee or agent, or environmental professional conducting the *transaction screen process* should not use the *transaction screen questionnaire* without reference to, or familiarity from prior usage with, the guide.

5.3 *User and Preparer*—The user conducting the *transaction screen process* is the party seeking to perform appropriate inquiry with respect to the property. The user may delegate the preparation of the *transaction screen questionnaire* to an employee or agent of the user or may contract with a third party to prepare the questionnaire on behalf of the user. The person preparing the questionnaire is the preparer, who may be either the user or the person to whom the user has delegated the preparation of the *transaction screen questionnaire*.

5.4 *Exercise of Care*—The preparer conducting the *transaction screen process* should use good faith efforts in determining answers to the questions set forth in the *transaction screen questionnaire*. The user should take time and care to check whatever records are in the user's possession. The preparer should ask all persons to whom questions are directed to give answers to the best of the respondent's knowledge. As required by Section 9601(35)(B) of CERCLA, the user or preparer should discuss with a responsible person in authority in the user's organization (if any) any specialized knowledge or experience relating to hazardous substances on the property and the preparer should understand such information.

5.5 *Knowledge*—The owner or occupant of the property to which portions of the *transaction screen questionnaire* are directed should have sufficient knowledge and experience with respect to the property or in the owner's or occupant's particular business to understand the purpose and use of the *transaction screen questionnaire*. All answers should be given to the best of the owner's or occupant's actual knowledge.

5.5.1 While the person conducting the *transaction screen process* has an obligation to ask the questions set forth in the *transaction screen questionnaire*, in many instances the parties to whom the questions are addressed will have no obligation to answer them. The user is only required to obtain information to the extent it is reasonably ascertainable.

5.5.2 If the preparer asks the questions set forth in the *transaction screen questionnaire*, but does not receive any response or receives partial responses, the questions will be deemed to have been answered provided the questions have been asked, or were attempted to be asked, in person or by telephone and written records have been kept of the person to whom the questions were addressed and their

responses, or the questions have been asked in writing sent by certified or registered mail, return receipt requested, postage prepaid, or by private, commercial overnight carrier and no responses have been obtained after at least two follow-up telephone calls were made or written request was sent again asking for responses.

5.5.3 The *transaction screen questionnaire* and the *transaction screen guide* sometimes include the phrase "to the best of your knowledge." Use of this phrase shall not be interpreted as imposing a constructive knowledge standard when it is not included or as imposing anything other than an actual knowledge standard for the person answering the questions, regardless of whether it is used. It is sometimes included as an assurance to the person being questioned that he or she is not obligated to search out information he or she does not currently have in order to answer the particular question.

5.6 *Conclusions Regarding Affirmative or Unknown Answers*—If any of the questions set forth in the *transaction screen questionnaire* are answered in the affirmative, the user must document the reason for the affirmative answer. If any of the questions are not answered or the answer is unknown, the user should document such nonresponse or answer of unknown and evaluate it in light of the other information obtained in the *transaction screen process*, including, in particular, the site visit and the government records/historical sources inquiry. If the user decides no further inquiry is warranted after receiving no response, an answer of unknown or an affirmative answer, the user must document the reasons for any such conclusion.

5.6.1 Upon obtaining an affirmative answer, an answer of unknown or no response, the user should first refer to the guide. The guide may provide sufficient explanation to allow a user to conclude that no further inquiry is appropriate with respect to the particular question.

5.6.2 If the guide to a particular question does not, in itself, permit a user to conclude that no further inquiry is appropriate, then the user should consider other information obtained from the *transaction screen process* relating to this question. For example, while on the site performing a site visit, a person may find a storage tank on the property and therefore answer Question 10 of the *transaction screen questionnaire* in the affirmative. However, during or subsequent to the owner/occupant inquiry, the owner may produce evidence that substances now or historically contained in the tank (e.g., water) are not likely to cause contamination.

5.6.3 If either the guide to the question or other information obtained during the *transaction screen process* does not permit a user to conclude no further inquiry is appropriate with respect to such question, then the user must determine, in the exercise of the user's reasonable business judgment, based upon the totality of unresolved affirmative answers or answers of unknown received during the *transaction screen process*, whether further inquiry may be limited to those specific issues identified as of concern or should proceed with the full Phase I Environmental Site Assessment.

5.7 *Presumption*—A presumption exists that further inquiry is necessary if an affirmative answer is given to a question because the answer was unknown or no response was given. In rebutting this presumption, the user should evaluate information obtained from each component of the *transaction screen process* and consider whether sufficient information has been obtained to conclude that no further inquiry is necessary. The user must determine, in the exercise of the user's reasonable business judgment, the scope of such further inquiry: whether to proceed with a Phase I Environmental Site Assessment prepared in accordance with Practice E 1527 or a lesser inquiry directed at specific issues raised by the questionnaire.

5.8 *Further Inquiry Under Practice E 1527*—Upon completing the *transaction screen questionnaire*, if the user concludes that a Phase I Environmental Site Assessment is needed, the user should proceed with such inquiry with the advice and guidance of an environmental professional. Such further inquiry should be undertaken in accordance with Practice E 1527.

5.9 *Signature*—The user and the preparer of the *transaction screen questionnaire* must complete and sign the questionnaire as provided at the end of the questionnaire.

6. Transaction Screen Questionnaire

6.1 *Persons to be Questioned*—The following questions should be asked of (1) the current *owner* of the *property*, (2) any major *occupant* of the *property* or, if the *property* does not have any major *occupants*, at least 10% of the *occupants* of the *property*, and (3) in addition to the current *owner* and the *occupants* identified in (2), any *occupant* likely to be using, treating, generating, storing or disposing of *hazardous substances* or *petroleum products* on or from the *property*. A major

occupant is any *occupant* using at least 40% of the leasable area of the *property* or any anchor tenant when the *property* is a shopping center. In a multifamily *property* containing both residential and commercial uses, the *preparer* does not need to ask questions of the residential *occupants*. The *preparer* should ask each person to answer all questions to the best of the respondent's *actual knowledge* and in good faith. When completing the *site visit* column, the *preparer* should be sure to observe the *property* and any buildings and other structures on the *property*. The guide provides further details on the appropriate use of this questionnaire.

Description of Site: Address:

Question	Owner			Occupants (if applicable)			Observed During Site Visit		
	Yes	No	Unk ¹	Yes	No	Unk	Yes	No	Unk
1. Is the <i>property</i> or any <i>adjoining property</i> used for an industrial use?	Yes	No	Unk ¹	Yes	No	Unk	Yes	No	Unk
2. To the best of your knowledge, has the <i>property</i> or any <i>adjoining property</i> been used for an industrial use in the past?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
3. Is the <i>property</i> or any <i>adjoining property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
4. To the best of your knowledge, has the <i>property</i> or any <i>adjoining property</i> been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the <i>property</i> or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
6. Are there currently, or to the best of your knowledge have there been previously, any industrial <i>drums</i> (typically 55 gal (208 L)) or sacks of chemicals located on the <i>property</i> or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
7. Has <i>fill dirt</i> been brought onto the <i>property</i> that originated from a contaminated site or that is of an unknown origin?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
8. Are there currently, or to the best of your knowledge have there been previously, any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk

¹ Unk = "unknown" or "no response"

Question	Owner			Occupants (if applicable)			Observed During Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
13. If the <i>property</i> is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
14. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
15. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past or current existence of <i>hazardous substances</i> or <i>petroleum products</i> or environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
16. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
17. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any <i>owner</i> or <i>occupant</i> of the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
18. Does the <i>property</i> discharge <i>wastewater</i> on or adjacent to the <i>property</i> other than storm water into a sanitary sewer system?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
19. To the best of your knowledge, have any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned, on the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk

Government Records/Historical Sources Inquiry
(See guide. Section 10 of ASTM E 1528-93)

21. Do any of the following Federal government record systems list the *property* or any *property* within the circumference of the area noted below:
- | | | |
|--|-----|----|
| <i>National Priorities List (NPL)</i> —within 1.0 mile (1.6 km)? | Yes | No |
| <i>CERCLIS List</i> —within 0.5 mile (0.8 km)? | Yes | No |
| <i>RCRA TSD Facilities</i> —within 1.0 mile (1.6 km)? | Yes | No |
22. Do any of the following state record systems list the *property* or any *property* within the circumference of the area noted below:
- | | | |
|--|-----|----|
| List maintained by state environmental agency of <i>hazardous waste sites</i> identified for investigation or remediation that is the state agency equivalent to <i>NPL</i> —within approximately 1.0 mile (1.6 km)? | Yes | No |
| List maintained by state environmental agency of sites identified for investigation or remediation that is the state equivalent to <i>CERCLIS</i> within 0.5 mile (0.8 km)? | Yes | No |
| Leaking Underground Storage Tank (LUST) List—within 0.5 mile (0.8 km)? | Yes | No |
| Solid Waste/Landfill Facilities—within 0.5 mile (0.8 km)? | Yes | No |
23. Based upon a review of *fire insurance maps* or consultation with the local fire department serving the *property*, all as specified in the guide, are any buildings or other improvements on the *property* or on an *adjoining property* identified as having been used for an industrial use or uses likely to lead to contamination of the *property*?
- | | | | |
|--|-----|----|-----|
| | Yes | No | N/A |
|--|-----|----|-----|

The preparer of the transaction screen questionnaire must complete and sign the following statement.
(For definition of preparer and user, see 5.3 or 3.3.25 of ASTM E 1528-93.)

This questionnaire was completed by:

Name _____

Title _____

Firm _____

Address _____

Phone number _____

Date _____

If the preparer is different than the user, complete the following:

Name of user _____

User's address _____

User's phone number _____

Preparer's relationship to site _____

Preparer's relationship to user _____
(for example, principal, employee, agent, consultant)

Copies of the completed questionnaire have
been filed at:

Copies of the completed questionnaire have
been mailed or delivered to:

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge, no material facts have been suppressed or misstated.

Signature _____

Date _____

Signature _____

Date _____

Signature _____

Date _____

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This document is an excerpt of E 1528-93: Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E-50 on Environmental Assessment and is the direct responsibility of Subcommittee E 50.02 on Commercial Real Estate Transactions. This questionnaire represents only items 5.1 through 6.1 of E 1528-93 and should not be construed as being the complete standard. It is necessary to refer to the full standard prior to using this questionnaire. For the complete standard, or to order additional copies of this questionnaire, contact ASTM Customer Service at (215) 299-5585.



Appendix H
SB 610 Water Supply Assessment

DRAFT

SB 610

Water Supply Assessment

For

College Square PUD Project

July 2003

**Prepared for:
City of Sacramento**

**Prepared by:
EDAW Inc.
2022 J Street
Sacramento, CA 95814
(916) 414-5800**

**240 East Mountain Avenue
Fort Collins, CO 80524
(970) 484-6073
Job No. 1T157.02**

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1. Background

In 1995, the State of California enacted Senate Bill (SB) 901, which amended provisions of CEQA, the Government Code (relating to subdivision approval) and the Water Code (relating to Urban Water Management Plans). The bill was intended to ensure coordination during the land use planning process between water suppliers and local land use planning agencies (i.e., cities and counties) when considering certain large-scale development projects.

SB 901 established two mechanisms to link water supply availability and development approvals. First, it made certain changes to the requirements for urban water suppliers to prepare Urban Water Management Plans (UWMP) that contain detailed information regarding their supplies. Second, it obligated cities and counties to request a Water Supply Assessment (WSA) from all potential suppliers of water for any large project requiring an EIR pursuant to CEQA.

Under SB 901, a city or county is required to obtain a WSA whenever it receives an application for approval of a development project that is subject to CEQA and proposes a residential development of more than 500 units, or other type of development having a similar impact on water supplies. The bill also amended CEQA to require cities and counties to incorporate the procedures set forth in SB 901 into their CEQA review process. Finally, it amended state planning and zoning law to require local governments to work with water agencies when they propose to adopt or amend a general plan.

In January 2001, the State of California adopted SB 610, which amended the SB 901 provisions (and §10910 of the Water Code) with respect to UWMPs and WSAs. For WSAs, SB 610 clarified when a WSA is required and what information it must contain. SB 610 requires consideration of water supplies for proposed developments of more than 500 dwelling units/dwelling unit equivalents, or other projects, as defined by SB610. The analysis is required to consider the proposed project as well as other anticipated growth in the water supplier's service area. The content requirements for a WSA include, but are not limited to, identification of existing and future water supplies of the water supplier, quantification of water demand and supply by source in 5-year increments over a 20-year period, description of groundwater conditions if groundwater is to serve as the major source of water, and a determination of whether adequate water supplies will be available over that 20-year period to serve the project, including under drought considerations, given other anticipated demands for water within the water supplier's service area. SB 610 indicates that the water supplier's UWMP can be used as a primary source of the information required in the WSA.

The proposed College Square project includes 724 residential units and 270,256 square feet of commercial/office/child care uses. This exceeds the 500 dwelling units/dwelling unit equivalents threshold under SB 610, and thus the preparation of a WSA is required as part of the CEQA process for the project. For this effort, and under the provisions of SB610, the City of Sacramento (City) is identified as both the water supplier and the lead agency for the project. Once the WSA has been prepared, the City, as the water supplier, is required to consider preparation of a Written Verification (WV) of water supply adequacy for inclusion in the administrative record for the project (assuming that the WSA makes this determination), and will adopt the WSA if the EIR is certified and the project is approval.

2. Site Location and Description

2.1. Project Location

The project site is located within the southern part of the City of Sacramento (within the South Sacramento Community Plan area). The site consists of approximately 63 gross acres at the southeast corner of Cosumnes River Boulevard and Bruceville Road. The site is identified as Assessor's Parcel Number(s) (APNs): 117-0182-001, 003, 019, 020, 021, 024, 025, 028, 029, 030, and 117-0184-001 and 002. See Appendix A: Regional Setting Map and Appendix B: Local Setting Map for reference to the project location.

2.2. Existing Land Use

The project site is currently vacant land, once used for agriculture. To the north of the site are a senior citizen apartment complex, a single-family residential subdivision and vacant land. South of the site is large-lot single-family residential and vacant land. To the east is State Route 99, and to the west is Cosumnes River College. The existing zoning designations for the site are office, limited commercial, highway commercial review and multi-family review.

2.3. Proposed Development

The proposed development consists of a total of 724 multifamily residential units and 270,256 square feet of commercial/office/child care uses. A schematic diagram, as well the existing and proposed utility layouts, are provided in Appendix C: Utilities Map.

3. Water Demand

3.1. Existing Site Water Demand

The site is currently vacant. There is no demand for water on the site.

3.2. Future Water Demand for the City

Future water demand for the City of Sacramento is calculated in the City’s Urban Water Management Plan 2000 (UWMP). Calculations of future demand are based on estimated unit water use factors for a variety of land uses as planned by the City in the City’s General Plan. Future water demand for the City is presented in Table 1.

Table 1. Future City Water Demand

Year	Projected Water Use (acre-ft)
2000	136,776
2005	150,198
2010	163,123
2015	172,824
2020	175,819

Source: City of Sacramento UWMP 2000, December 2001.

3.3. Future Site Water Demand Assumed in the UWMP

Demand for the entire City of Sacramento is calculated based on City of Sacramento General Plan land use designations and unit water use factors for those land uses. Land use designation of the College Square site under the 1993 General Plan is low density residential. The water demand factor for low density residential is 2.8 acre-feet of water per year per acre. See Table 2 for a summary of calculations

Table 2. Water Demand Accounted for in General Plan

Water Demand Accounted for in General Plan

Land Use Type	Gross Acres	Water use per acre		System Loss Factor	Consumption (AFY)
Low Density Residential	63	2.8	ac-ft/(ac-yr)	0.075	190
Total	63				190

Based on Discussion with Dan Sherry, City of Sacramento Utilities Department Supervising Engineer July 14, 2003

Zoning of the property has changed since the 1993 General Plan to medium density residential. Medium density residential allows for the development of 16-29 dwelling units per acre. Based on City water use factors, provided by Glen Marshal of the City of Sacramento Department of Utilities, Engineering Services/Development Review Division, the development would have been expected to generate 250,650 gallons per day (gpd) of water demand. See Table 3 for a summary of calculations.

Table 3. Water Demand Based on Current Zoning

Land Use Type	Net Acres	Units /acre	Consumption Factor ¹	Consumption (gpd)	Consumption (AFY)
Multi-Family Residential	50.63 ²	22	225 gpd/unit	250,619	281
Total	50.63			250,619	281

¹Glenn Marshall, City of Sacramento Department of Utilities, Engineering Services/Development Review Division, March 28, 2003.

²City of Sacramento Administrative Draft EIR, 2002

3.4. Site Water Demand Under the Proposed Project

Water demand for the proposed development is calculated to be 240,962 gallons per day. See Table 4.

Table 4. Water Demand for Proposed Project

Land Use Type	Gross Acres	Units	Consumption Factor ¹	Consumption (gpd)	Consumption (AFY)
Commercial	25.9	0	2,680 gpd/acre	69,412	78
Office	0.94	0	2,680 gpd/acre	2,519	3
Child Care	1.42	0	2,680 gpd/acre	3,806	4
Senior Residential	0	252	225 gpd/unit	56,700	63.5
Multi-Family Residential	0	472	225 gpd/unit	106,200	119.1
TOD Common Area	0.62	0	3,750 gpd/acre	2,325	3
Other (major streets, city pond)	7.41	0	0 gpd/acre	0	0
Total	36.29	724		240,962	270

¹Glenn Marshall, City of Sacramento Department of Utilities, Engineering Services/Development Review Division, March 28, 2003.

Source: EDAW, March 2003

Water demand for the project identified in Table 4 represents projected demand at full build-out. Project build-out will occur around 2010. Therefore, water demand at the project site after 2010 will remain constant at approximately 270 AFY.

4. Water Supply

4.1. Documentation of Wholesale Water Supplier(s)

The site is located within the City of Sacramento Water Service area (see Appendix A: Regional Setting Map and Appendix D: City of Sacramento Water Service Area). The sole water supplier for the project will be the City of Sacramento.

4.2. Documentation of Water Supply

The City of Sacramento, obtains water from three sources: the American River, the Sacramento River and groundwater wells. According to the UWMP, treated water is currently produced at two water treatment plants: the Fairbairn Water Treatment Plant (WTP) on the American River, and the City of Sacramento WTP on the Sacramento River.

4.2.1. Surface Water Sources

All information in this section is taken from the City's Urban Water Management Plan 2000 (UWMP) unless otherwise indicated. The City has an annual surface water entitlement of 81,800 acre-feet from the Sacramento River, and 245,000 acre-feet from the American River at build-out of all infrastructure that will enable the use of entitlements in the year 2030. The maximum total combined water supply for both the Sacramento and American River by the year 2030, therefore, is 326,800 acre-feet. Refer to Table 5 for a schedule of authorized surface water supply over the next 20 years. Within this report "Authorized Surface Water Used", which is the language in the UWMP, will be used interchangeably with supply. Authorized supply increases over time based on a contract between the City of Sacramento and the United States Bureau of Reclamation. The increase in water supply does not assume the acquisition of additional water rights (based on UWMP and conversations with Dan Sherry, Utilities Department Supervising Engineer, City of Sacramento). Note that due to the nature of the City of Sacramento's water rights there is no difference in water supply available in normal years, single dry years, or multiple dry years (based on UWMP and conversations with Mel Johnson of the City of Sacramento, May 27, 2003).

Table 5. Authorized City Surface Water Supply

Year	Authorized Surface Water Used (acre-ft)
2000	183,500
2005	205,500
2010	227,500
2015	257,500
2020	278,000

City of Sacramento Urban Water Management Plan 2000 Table 3-1, 2001

The City has utilized river water since 1854 and claims pre-1914 rights to divert 75 cubic feet per second (cfs) from the Sacramento River. Currently, the City holds five water rights permits: one for diversion of Sacramento River water and four for diversion of American River water. The Sacramento River permit, Permit 992, has priority of March 20, 1920. Permits 11358 through 11361, on the American River, have priorities ranging from October 1947 to September 1954.

The Sacramento River permit and two of the American River permits (11358 and 11361) authorize direct diversion. The other two permits (11359 and 11360) authorize re-diversion and consumptive uses of American River tributaries' water stored and released at the City's Upper American River Project power development reservoirs. The reservoirs (Union Valley, Ice House, Rubicon, Rockbound, Loon Lake and Gerle) are located in the Crystal Basin area of the Sierra Nevada Mountains east of Sacramento and north of U.S. Highway 50.

In 1957, the Bureau of Reclamation (Bureau) and the City entered into a contract that stipulates that the Bureau, through the release of water from Central Valley Project (CVP) reservoirs, will supplement the City's water rights to divert from the American River up to a maximum of 245,000 acre-feet per year. In addition, the Bureau will supplement the City's water rights to divert from the Sacramento River up to a maximum of 81,800 acre-feet per year, regardless of the supply otherwise available to the City under its water rights. This agreement is not dependent on climatic conditions. Therefore the water right is unaffected by single and multiple dry years. The City will limit its total diversions from the Sacramento and American Rivers to 326,800 acre-feet per year.

The City's permits allow authorized water diversions to be used within specified areas described as authorized places of use (POU). Permit 992 designates lands within the City of Sacramento as the authorized place of use. Permits 11358 and 11360 designate a 79,500-acre area within and adjacent to the City as the authorized POU. Permits 11359 and 11360 designate a 96,000-acre area within and adjacent to the City as the POU. Appendix D: City of Sacramento Water Service Area, illustrates the 96,000-acre authorized POU and current City limits. The College Square project fits within all of these POU's. Due to the voluminous nature of the permits, they are not included within this report. Permits are on file with the City of Sacramento Utilities Engineering Department, and are available for review by contacting Dan Sherry, Water Supervising Engineer ((916) 264-1419, 1395 35th Avenue, Sacramento, CA 95822).

While the UWMP does not provide a detailed single and dry year supply scenario, it does present a contingency plan for water shortages of up to 50 percent. The College Square project will comply with all aspects of the water contingency plan, which is outlined in Table 6.

Table 6. Drought Contingency Plan

Conservation Savings Goal	City Action	Requested Consumer Action
Stage 1 10 to 20%	Adopt necessary ordinances <ul style="list-style-type: none"> • Initiate public information campaign • Ask customers for 10 to 20 percent use reduction • Increase efficiency of system operations: <ul style="list-style-type: none"> • Enforce hydrant use regulations • Intensify leak detection and repair program 	<ul style="list-style-type: none"> • Landscape Irrigation restrictions: • Odd/Even outdoor watering schedule • No outdoor irrigation on Mondays • 12 noon to 6 pm prohibition during daylight savings period

Conservation Savings Goal	City Action	Requested Consumer Action
	<ul style="list-style-type: none"> • Reduce watering of parks, cemeteries to designated days & hours • Increase water waste patrols • Shut-off valves on all hoses • 3 day/week outdoor irrigation schedule 	
Stage 2 20 to 30%	Adopt additional ordinances to: <ul style="list-style-type: none"> • Limit outdoor irrigation to 2 days/week • Allow car washing with bucket only • Further limit park, cemetery, etc. irrigation • Further limit hours for outdoor irrigation • All public water uses not required for health and safety prohibited • Main flushing allowed only for emergency purposes. • Further increased water waste patrols • Intensified public education campaign 	<ul style="list-style-type: none"> • Landscape Irrigation restrictions: <ul style="list-style-type: none"> • 2 day/week schedule • Watering time reduced • Cars washed with buckets only • No washing down of paved surfaces
Stage 3 30 to 40%	Adopt additional ordinances to: <ul style="list-style-type: none"> • Limit outdoor irrigation to 1 days/week manual application • Prohibit car washing • Further limit park, cemetery, etc. irrigation • Continue vigorous public information campaign • Intensify leak detection program 	<ul style="list-style-type: none"> • Landscape Irrigation restrictions: <ul style="list-style-type: none"> • 1 day/week manual application • No car washing
Stage 40 to 50%	Adopt additional ordinances to: <ul style="list-style-type: none"> • Prohibit outdoor irrigation of turf areas • Further limit park, cemetery, etc. irrigation • Prohibit irrigation of median strips 	<ul style="list-style-type: none"> • Landscape Irrigation restrictions: <ul style="list-style-type: none"> • No residential turf watering • No median strip watering • Reduced irrigation to parks

City of Sacramento Urban Water Management Plan 2000 Table 8-5, 2001

4.2.2. Groundwater Sources

All information in this section is taken from the UWMP unless otherwise noted. Approximately 15 percent (24,000 AF) of the City's water demand is currently met through groundwater wells. The estimated safe yield of the groundwater basin underlying the American River POU is between 55,000 and 80,000 acre-feet, which is two to three times the City's recent historical usage. Most wells are located in the northern portion of the City. The proposed project will not affect the City's planned use of groundwater. There is sufficient excess surface water to meet the demands of the proposed project in excess of the demands anticipated in the UWMP.

5. Supply Reliability Analysis

5.1. City Supply Reliability

Based on figures presented in the City's UWMP, Sacramento's water supply is sufficient for the next 20 years. See Table 8 for a summary of City supply and demand until 2020. The City's supply is not dependent on single dry and multiple dry year scenarios due to the nature of the City's water rights. Physical limitations associated with the system, however, may limit the City's ability to exercise their water rights in a drought situation. Table 7 illustrates the scheduled expansions of the Fairbairn and Sacramento Water Treatment Plants. Expansions are currently underway at the Sacramento Plant.

Table 7. Water Treatment Plant Expansion Schedule

	Current Capacity	Sacramento WTP Expansion Est. 2003	Fairbairn WTP Expansion Est. 2005
Water Source	(AFY)	(AFY)	(AFY)
Sacramento Water Treatment Plant	68,000	100,000	100,000
Fairbairn Water Treatment Plant	56,000	56,000	125,000
Groundwater Wells	24,000	24,000	24,000
Total	148,000	180,000	249,000

Based on Discussion with Dan Sherry, City of Sacramento Utilities Department Supervising Engineer
July 14, 2003

During a drought condition, it is possible that flows in the American River could be below Hodge Flows. If flows are below Hodge Flows, the City can only divert 100 MGD (62,000 acre-feet/yr) of water from the American River at the Fairbairn Water Treatment Plant. Single and multiple dry year scenarios assume 62,000 acre-ft of water is available from the Fairbairn Water Treatment plant (Dan Sherry, 2003). It is also assumed that groundwater use will not increase during single and multiple dry years. Table 8 illustrates the City's ability to meet foreseen water demand based on entitlements and physical infrastructure in normal, single dry, and multiple dry years.

Table 8 illustrates that the City of Sacramento has sufficient water rights and the infrastructure to deliver water in normal, single and multiple dry years. A shortage of water is not foreseen in Sacramento; however, the City has developed a shortage contingency plan that outlines steps taken in case of drought to reduce water demand by as much as 50 percent. The shortage contingency plan is included for reference in Appendix E: City of Sacramento Water Forum Water Conservation Plan. The proposed College Square development will comply with City water use reduction mandates.

Table 8. City Supply Reliability

Year	Deliverable Water Supply Normal Year¹ (acre-ft)	Deliverable Water Supply Single Dry Year (acre-ft)	Deliverable Water Supply Multiple Dry Year (acre-ft)	Projected Water Demand¹ (acre-ft)
2000	148,000	148,000	148,000	136,776
2005	205,500	186,000 ²	186,000 ²	150,198
2010	227,500	186,000 ²	186,000 ²	163,123
2015	249,000	186,000 ²	186,000 ²	172,824
2020	249,000	186,000 ²	186,000 ²	175,819

¹Based on Table 4-6 UWMP

²Reduction in supply assumes intake at Fairbairn WTP limited by Hodge Flow condition

5.2. Impact of Proposed Development on Supply Reliability

As illustrated in Table 2, build-out demand for the project site assumed in the UWMP is 190 acre-feet per year. A reasonable estimate of water demand assumed after the zoning was changed to medium density residential, as shown in Table 3, is 281 acre-feet per year. As illustrated in Table 4, the demand for the proposed project would be 270 acre-feet per year. Hence, the proposed development would generate a greater demand for water than planned for the project site in the City’s UWMP, and less than could be reasonably assumed based on current zoning.

The proposed project would result in water demand for the project site that is 80 acre-feet per year greater than that assumed for the site in the UWMP. However, as indicated in Table 8, the City is projected to have a surplus deliverable supply of 73,181 acre-feet per year during normal years and 63,000 during both single dry and multiple dry years. Hence, the City will have adequate water supply to serve the proposed project (even though the proposed project will result in greater water demand for the project site than was assumed in the UWMP).

5.3. Supply Reliability Assessment

The City of Sacramento has adequately provided for the reliable supply of water to POUs that it services. Single and multiple year supply reliability are assured by the nature of the water rights that the City of Sacramento holds. Regardless, a water conservation plan that reduces water demand up to 50 percent in times of drought has been adopted. The proposed College Square development would require more water than was anticipated for the site in the UWMP. However, the City of Sacramento would still have sufficient water rights to supply the proposed development because of its surplus supply.

References

City of Sacramento, Administrative Draft EIR for the College Square Planned Unit Development, May 2002. Prepared by EDAW, Inc. for the City of Sacramento, California

City of Sacramento Urban Water Management Plan 2000, December 2001, Maddaus Water Management, City of Sacramento Department of Utilities.

Glenn Marshall, City of Sacramento Department of Utilities, Engineering Services/Development Review Division, March 28, 2003.

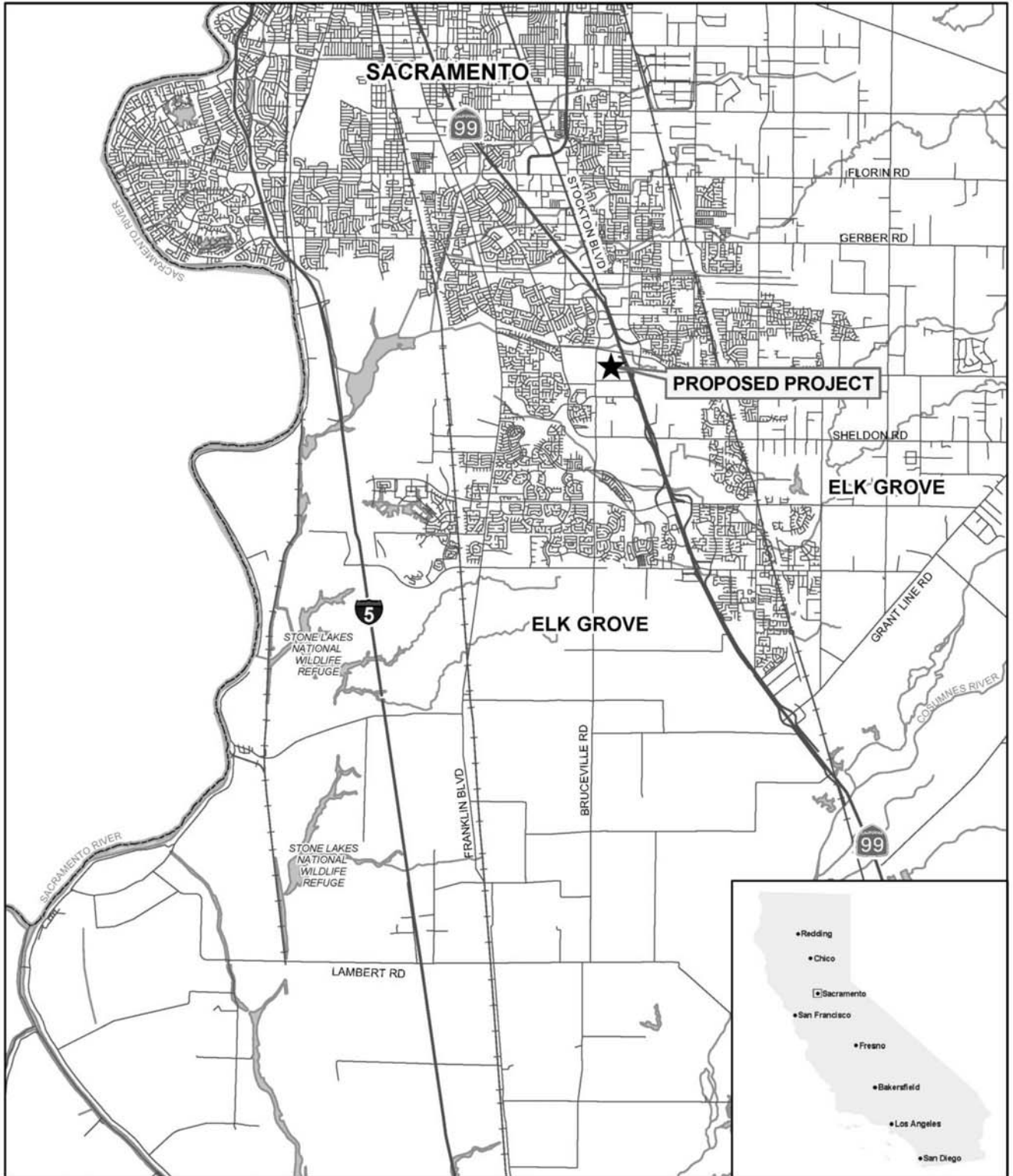
Johnson, Mel, City of Sacramento Department of Utilities, Engineering, May 27, 2003.

Sherry, Dan, City of Sacramento Utilities Department, pers. com., July 14, 2003.

Water entitlements and contracts, available on file with Dan Sherry, City of Sacramento Utilities Department, Supervising Engineer, (916) 264-1419, 1395 35th Avenue, Sacramento, CA 95822.

- Sacramento River permit, Permit 992 priority of March 20, 1920
- American River Permits 11358 through 11361 priorities ranging from October 1947 to September 1954.
- United States Bureau of Reclamation Contract 1957

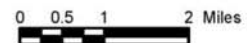
Appendix A: Regional Setting Map



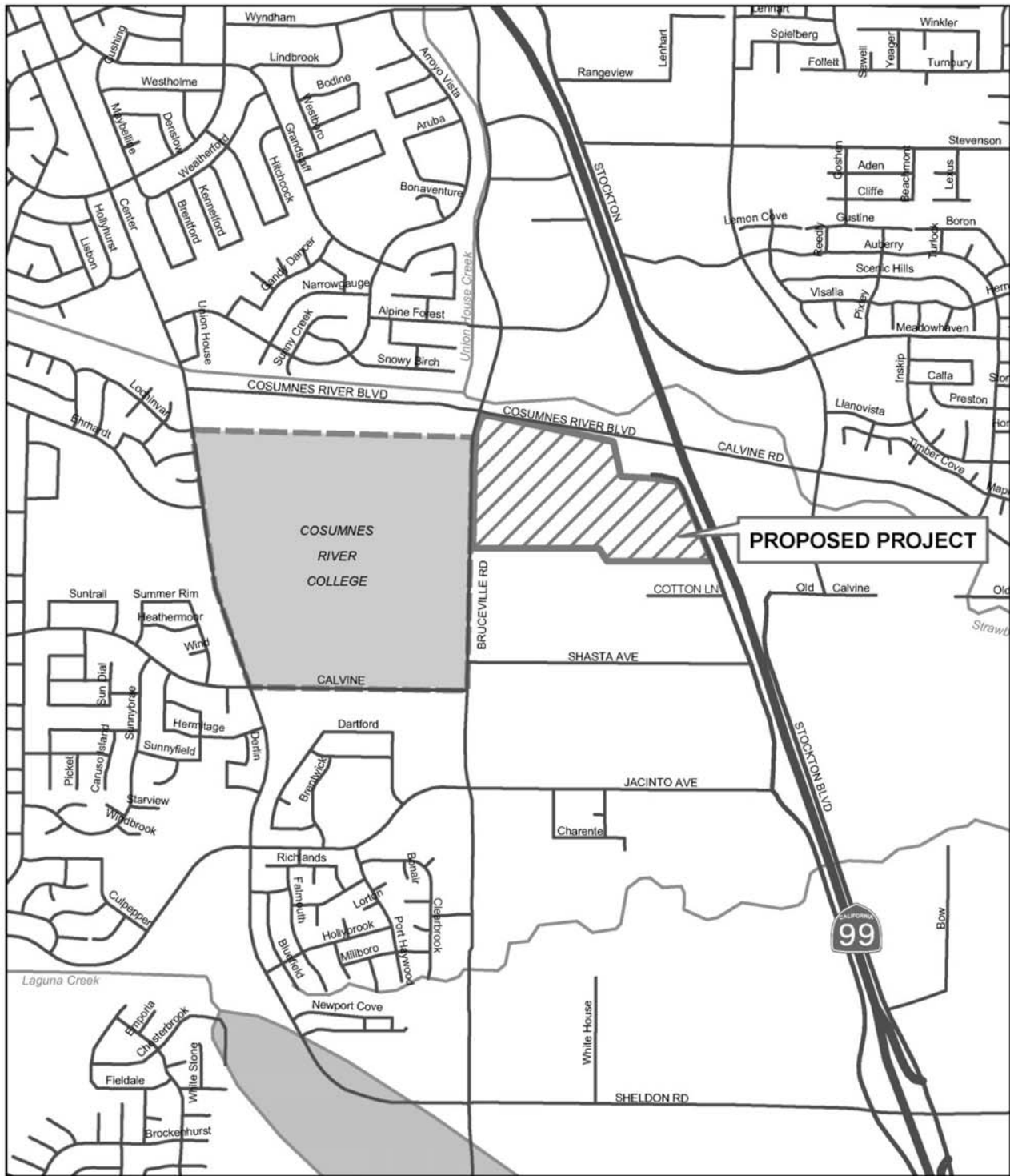
Regional Setting

College Square PUD

hibit _



Appendix B: Local Setting Map

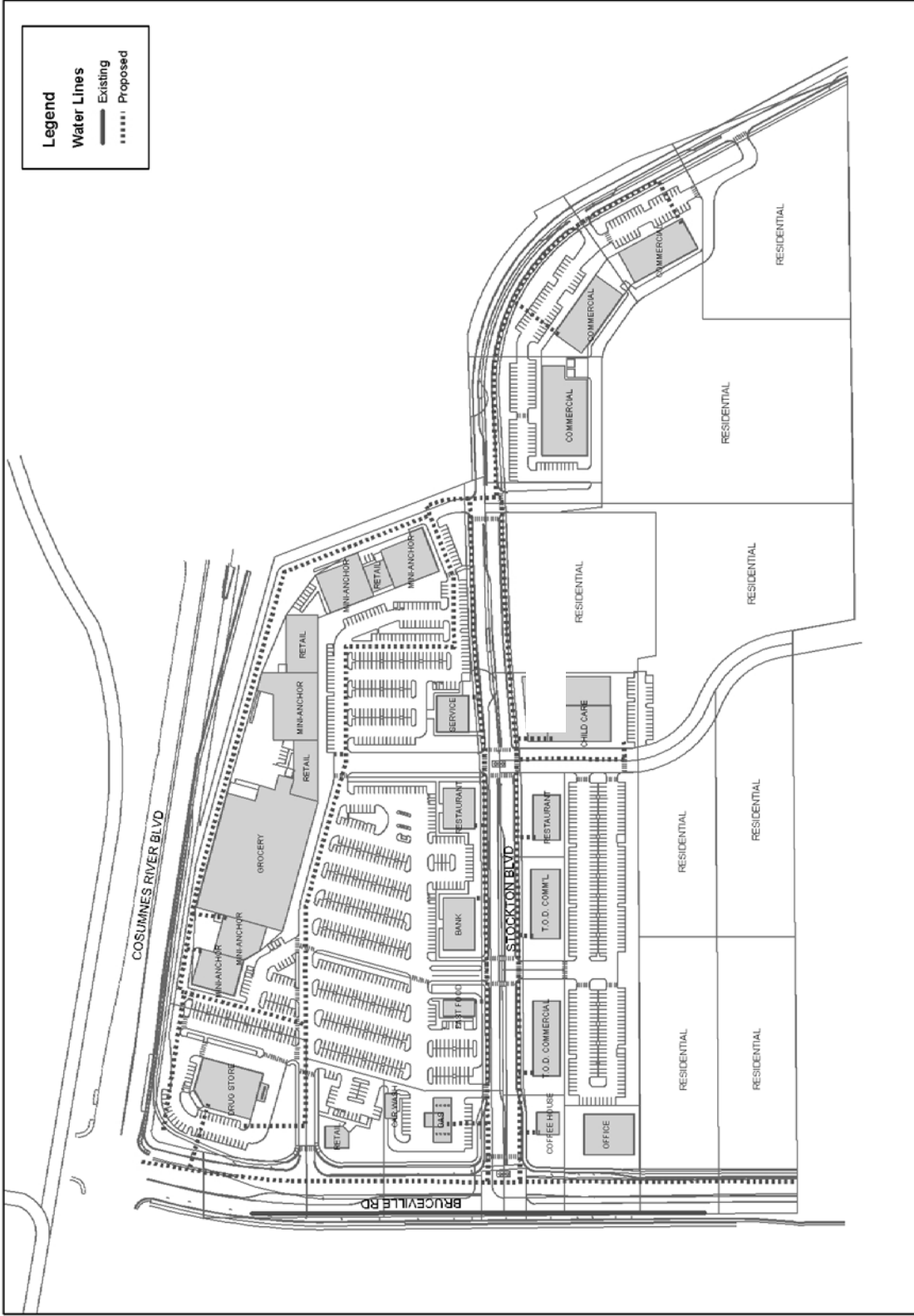


Local Setting

College Square PUD



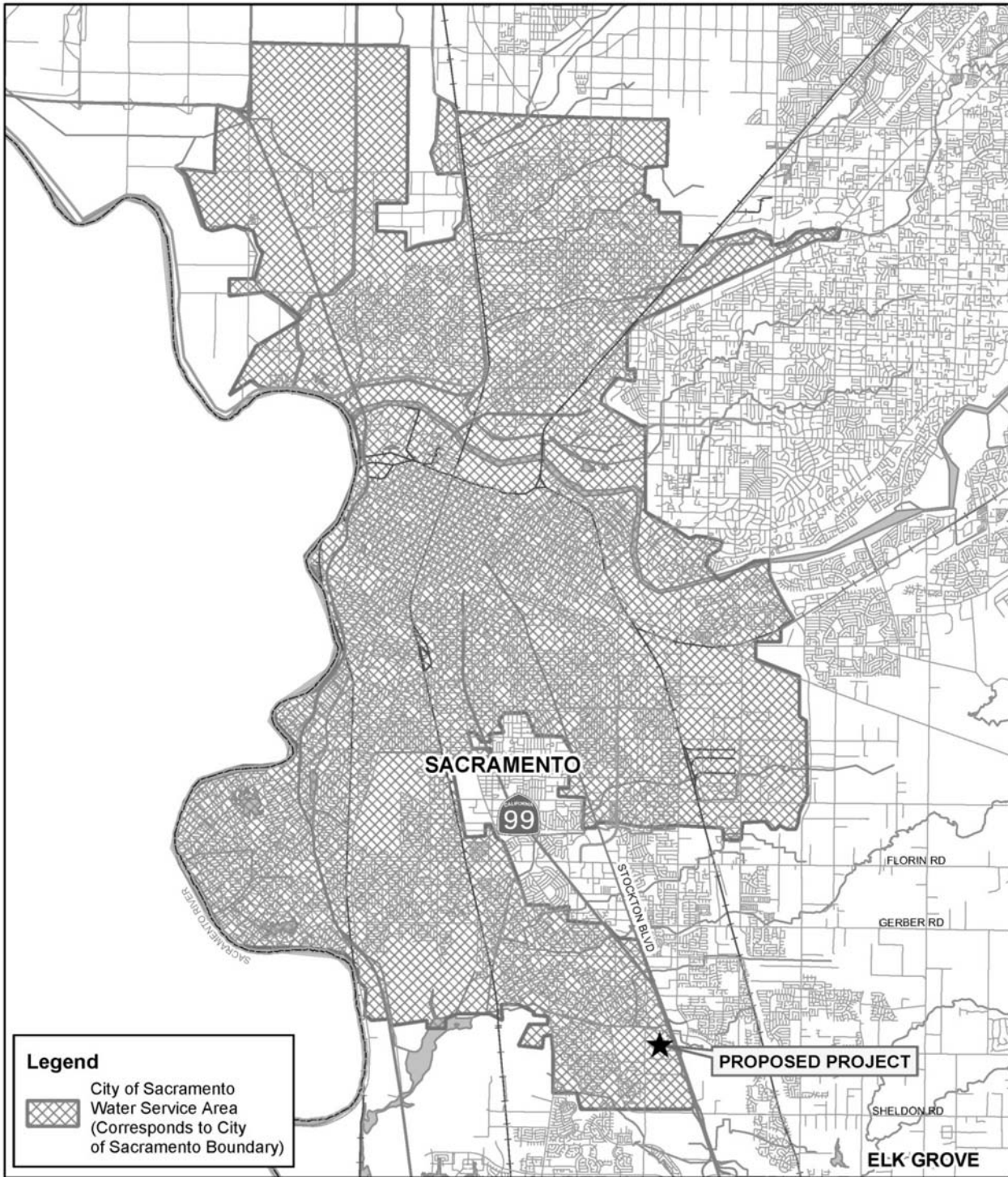
Appendix C: Utilities Map



Utilities Plan

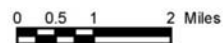
College Square PUD

Appendix D: City of Sacramento Water Service Area



**City of Sacramento
Water Service Area**

College Square PUD



Appendix E: City of Sacramento Water Forum Water Conservation Plan

APPENDIX B

CITY OF SACRAMENTO WATER FORUM WATER CONSERVATION PLAN

BMP 1 INTERIOR AND EXTERIOR WATER AUDITS AND INCENTIVE PROGRAMS FOR SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL, AND INSTITUTIONAL CUSTOMERS

- A. Within three years of agreement signing, the City of Sacramento will have:
1. trained water auditors on staff or available through cooperative agreements with other purveyors;
 2. prepared and made available, as needed, multi-lingual water audit materials for customers;
 3. prepared and made available to customers seasonal climate-appropriate irrigation information; and
 4. investigated opportunities for community based organizations (CBOs) to receive the training and financial incentives necessary for them to implement this BMP for their constituents.
- B. The City of Sacramento will annually:
1. audit all SF and MF accounts which receive a meter, offer audits to all Institutional accounts which receive a meter and promote audits to unmetered SF and MF customers;
 2. offer, through bill inserts or other means, water-use reviews to all customers; and
 3. survey past program participants to determine if audit recommendations were implemented.
- C. The water-use review program will:
1. provide audits conducted by trained auditors;
 2. provide audits that may include device installation by the City of Sacramento or customer (showerheads, faucet aerators, etc.), identification of water-use problems, recommend repairs, instruction in landscape principles (hydrozones, ET, etc.), irrigation timer use and, when appropriate, meter reading;
 3. provide program participants with seasonal irrigation schedules by hydrozone and/or station; and
 4. provide incentives to achieve 12% annual participation of the targeted 20% of customers.
- D. The City of Sacramento will be fully implementing the program described above no later than the beginning of the fourth year after agreement signing.

BMP 2 PLUMBING RETROFIT OF EXISTING RESIDENTIAL ACCOUNTS

- A. Within three years of agreement signing, the City of Sacramento will:
1. provide plumbing retrofit kits to at least 2 percent of residential accounts and, where appropriate, install high quality low-flow showerheads and faucet aerators. The program has an installed retrofit device target of 20 percent of residential customers in ten years;
 2. offer toilet leak test kits to all change of account customers who visit the signatory's office;
 3. work with the local "Welcome Wagon" or equivalent organization to provide water conservation materials to new residents;
 4. work with local hardware/home stores to offer free water conservation information at the check-out; and
 5. investigate partnership programs with local energy utilities to provide water conservation audits, materials and devices.
- B. The City of Sacramento will be fully implementing the program described above no later than the beginning of the fourth year after agreement signing.

BMP 3 DISTRIBUTION SYSTEM WATER AUDITS, LEAK DETECTION AND REPAIR

- A. Within three years of agreement signing, the City of Sacramento will complete and maintain, in the unmetered areas:
1. an annually updated 'system map' of type, size and age of pipes; pressures; and leak history;
 2. installation of devices (such as pressure recorders) or use of other methods designed to identify area with greater than 10% losses;
 3. an ongoing meter calibration and replacement program for all production and distribution meters;
 4. an ongoing leak detection & repair program (as defined in the manual) focused on high probability leak areas identified by the system map; and
 5. a complete system-wide leak detection program, repeated no less often than every ten years; unless there are special circumstances, such as age of system or planned main replacement.
- B. Within three years of agreement signing, the City of Sacramento will complete / maintain, in metered areas:
1. an annual system water audit, determining the difference between production and sales;
 2. an annually updated 'system map' of: type, size and age of pipes; pressures; record of leaks; etc.; with historic data;
 3. an ongoing meter calibration and replacement program;
 4. an ongoing leak detection/repair program focused on high probability leak areas identified by map; and

5. a complete system wide leak detection program, repeated: when the system water audit determines losses to be greater than 10%; when the losses are less than 10% if the program is determined to be cost effective.
- C. The City of Sacramento will be fully implementing the program described above no later than the beginning of the fourth year after agreement signing.

BMP 4 NON-RESIDENTIAL METER RETROFIT

- A. Within three years of agreement signing, the City of Sacramento will:
1. identify all non-residential unmetered customers (does not include MF customers);
 2. provisionally identify any non-residential unmetered customers which may be very difficult and expensive to retrofit;
 3. meter 100 percent of unmetered non-residential within five years; and
 4. consider installing separate landscape meters at non-residential unmetered customer locations.
- B. Within 60 days of meter installation, the City of Sacramento will provide newly metered non-residential customers with:
1. information on how to read their meter and a consumption-based water bill; and
 2. information on the City of Sacramento-provided water conservation programs and services.
- C. The City of Sacramento will be fully implementing the program described above no later than the beginning of the fourth year after agreement signing.

BMP 4 RESIDENTIAL METER RETROFIT

Going as far as possible within the limits of its City Charter, the City of Sacramento would implement a voluntary meter retrofit program.

The goals of the program are to:

- A. Complete 400-555 residential retrofits annually;
- B. Build public understanding and acceptance of alternative water saving programs through education and broad-based community outreach; and
- C. Provide opportunity for each retrofitted service to voluntarily convert to a metered billing via a comparison billing process.

The program elements and participation procedures for the voluntary residential meter retrofit program are as follows:

- A. City allocates \$250,000-\$400,000 for residential meter retrofit program fiscal year xx-xx;

Freeway; Message on utility bills; City Hall display; and on the City Web Site Home Page.

D. DISPLAYS AT COMMUNITY EVENTS SUCH AS:

City services nights and the Thursday night market.

E. DEVELOP TARGETED MAILING TO:

Neighborhood Association Newsletters; Utility Department database; and City neighborhood associations who received Water Forum presentations.

F. DEVELOP HOMEOWNERS PACKETS FOR:

Newcomers to Sacramento and Chamber of Commerce Offices.

Potential incentives that might be offered by the City to encourage residents to participate in the voluntary residential meter retrofit program include:

- A. indoor / outdoor audits for single family and multi-family residences;
- B. Rebates for:
 - 1. ULF toilets
 - 2. Indoor fixture replacement
 - 3. Indoor appliance replacements
 - 4. Landscape plant material
 - 5. Landscape irrigation equipment
- C. financial savings such as a reduction in sewer fees based upon metered water use.

BMP 5 LARGE LANDSCAPE WATER AUDITS AND INCENTIVES FOR COMMERCIAL, INDUSTRIAL, INSTITUTIONAL (CII), AND IRRIGATION ACCOUNTS

- A. Within three years of agreement signing, the City of Sacramento will:
 - 1. identify all Irrigation accounts and CII accounts with landscapes of one acre and larger and record that information in the customer database;
 - 2. have certified and/or trained landscape water auditors on staff or available through agreements;
 - 3. prepare and distribute multi-lingual (as appropriate) irrigation system materials, seasonal climate-appropriate information on irrigation scheduling and offer training for customers/landscape workers;

4. develop seasonal climate-appropriate information to determine irrigation schedules, for the three basic hydrozones identified in the DWR *Landscape Water Management Handbook*, and provided that information to the customers with one acre or larger landscapes; and
 5. begin installation of climate appropriate water efficient landscaping at landscaped the City of Sacramento facilities, phased in over the five years following agreement signing.
- B. The City of Sacramento will annually:
1. directly contact metered Irrigation accounts and CII accounts with one acre and larger landscapes, not previously audited, and offer them landscape water audits;
 2. provide landscape audits to all CII and Irrigation accounts at time of metering;
 3. survey past program participants to determine if audit recommendations were implemented; and
 4. offer program participants with separate irrigation meters information showing the relationship between actual consumption and their ET-based water demand.
- C. The City of Sacramento's landscape water-use review program will:
1. provide audits conducted by certified landscape water auditors;
 2. provide audits that consist of a system review, to identify necessary irrigation system repairs, and, once repairs have been completed, a water-use review including measurement of landscaped area;
 3. provide program participants with seasonal irrigation schedules by hydrozone and/or station;
 4. provide program participants with regular reminders to adjust irrigation timer settings; and
 5. provide audits to 12 percent of metered greater than 1 acre CII and Irrigation accounts annually. Audit 33 schools each year and provide financial assistance to repair their irrigation systems. Spend \$30,000 on irrigation system improvements at each of five City parks annually for 20 years.
- D. The City of Sacramento will be fully implementing the program described above no later than the beginning of the fourth year after agreement signing.

BMP 6 LANDSCAPE WATER CONSERVATION REQUIREMENTS FOR NEW AND EXISTING COMMERCIAL, INDUSTRIAL, INSTITUTIONAL AND MULTI-FAMILY DEVELOPMENTS

- A. The City of Sacramento will enact and implement a landscape water efficiency ordinance pursuant to the "Water Conservation in Landscaping Act" (California Code of Regulations, Chapter 2.7), that is at least as effective as the Model Water Efficient Landscape Ordinance described in Chapter 2.7, Sections 490 - 495.
- B. The City of Sacramento will:

1. participate in and support a regional landscape task force established by the Water Forum Successor Effort. The Taskforce will include other local governments and water purveyors, the building and green industries and environmental / public interest groups. It will review the existing local ordinances to determine if they are at least as effective as the Model Water Efficient Landscape Ordinance. The Taskforce may suggest revisions to the existing landscape ordinances;
 2. as part of the Taskforce, participate in a review of the implementation of the local ordinances, including builder compliance, landscape plan review, final inspection/certification process and actual water use to determine their effectiveness; and
 3. as part of the Taskforce, determine if program effectiveness is diminished by city/county staff time constraints, budget or lack of landscape knowledge/expertise, and, if so, recommend and support corrective action.
- C. The City of Sacramento will be fully implementing the program described above no later than the beginning of the fourth year after agreement signing.

BMP 7 PUBLIC INFORMATION

- A. Within three years of agreement signing, the City of Sacramento program will include:
1. A combination of a City of Sacramento specific program in conjunction with limited participation by the City of Sacramento in the Sacramento Area Water Works Association (SAWWA) Conservation Committee's Public Outreach Program or other equivalent regional program. At this time limited participation in this program is based upon an annual contribution by the City of Sacramento to the SAWWA Conservation Committee for the combined Public Information and School Education program. This program includes programs such as: media advertising campaigns, commercial consumer outreach, promotional materials, community events and fairs, evapotranspiration data availability, a Web site, and allied organizations outreach.
 2. The City of Sacramento agrees to spend the difference between the annual per connection SAWWA contribution and their flat annual contribution to SAWWA on an enhanced within-service-area implementation of elements a-f listed below:
 - a) using utility bill inserts or messages on payment notices;
 - b) providing information on residential metered customers' bills showing use in gallons per day for the last billing period compared to the same period the year before;
 - c) providing public speakers to community groups and the media;
 - d) using paid and public service advertising for a water conservation campaign;
 - e) providing public information to promote other water efficient practices; and

- f) coordinating with other governmental agencies, industry groups and public interest groups.

BMP 8 SCHOOL EDUCATION

- A. Within three years of agreement signing, the City of Sacramento program will include:
 - 1. A combination of a City of Sacramento specific program in conjunction with limited participation by the City of Sacramento in the Sacramento Area Water Works Association (SAWWA) Conservation Committee's Public Outreach Program or other equivalent regional program. At this time limited participation in this program is based upon an annual contribution by the City of Sacramento to the SAWWA Conservation Committee for the combined Public Information and School Education program. This program includes programs such as: school outreach, promotional materials, community events/fairs, and a Web site.
 - 2. The City of Sacramento agrees to spend the difference between the annual per connection SAWWA contribution and their flat annual contribution to SAWWA on an enhanced within-service-area implementation of elements a-d listed below:
 - a) offering tours of the City of Sacramento facilities to elementary schools in the City;
 - b) working with schools served by the City of Sacramento to promote school audits, reduced water bills, and innovative funding for equipment upgrades;
 - c) working with the school districts in the City's service area to provide educational materials promoting efficient water use to one or more grade levels on an annual basis; and
 - d) working with school districts in the City's service area to offer instructional materials and assistance to all teachers of the targeted grade level in order to promote efficient water use.

BMP 9 COMMERCIAL AND INDUSTRIAL (CI) WATER CONSERVATION

- A. Within three years of agreement signing, the City of Sacramento will have:
 - 1. trained commercial/industrial water auditors on staff or available through cooperative agreements;
 - 2. the DWR Commercial / Industrial (CI) water-use materials available for CI customers;
 - 3. established, if possible, cooperative CI audit programs with other utilities; and
 - 4. a list of available CI water-use consultants.
- B. The City of Sacramento or their representative will annually:
 - 1. provide audits to all newly metered CI accounts;
 - 2. offer, through bill inserts or other means, CI water-use reviews to all CI customers;and

3. survey past program participants to determine if audit recommendations were implemented.
- C. The City of Sacramento's water-use review program will:
1. provide audits conducted by trained commercial/industrial water auditors;
 2. provide incentives to achieve at least 20% annual participation of the targeted 10% of customers; and
 3. contact past program participants for a follow-up audit at least every fifth year.
- D. The City of Sacramento will establish policies requiring water intensive commercial and industrial building permit applicants (new, modified or change-of-water-use) to conduct a water-use efficiency review and submit the findings in any required environmental documentation for the commercial or industrial project.
- E. Within three years of agreement signing, the City of Sacramento will:
1. promote the use of efficient water-use technologies by commercial and industrial customers by offering incentives related to the benefits gained by the water and sewer service providers;
 2. consider separate landscape water meter(s) when the combined service require a 1-1/2" meter; and
 3. require efficient cooling systems, recirculating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service.
- F. The City of Sacramento will be fully implementing the program described above no later than the beginning of the fourth year after agreement signing.

BMP 11 CONSERVATION PRICING FOR METERED ACCOUNTS

- A. Within three years of agreement signing, the City of Sacramento will:
1. identify all metered customers by account type (single family, multi-residential, commercial, industrial, institutional, landscape irrigation, reclaimed, wholesale);
 2. establish quantity-based rates for each account type, except SF and MF accounts;
 3. begin educating all customers about the quantity-based rate structure; and
 4. provide metered customers with monthly or bi-monthly information which shows current flat-rate charges, actual water use in gallons, and what charges would have been if based on actual use.
- B. The City of Sacramento will, within ten years of agreement signing, bill all metered customers utilizing rates designed to recover the cost of providing service as well as on quantity of water used.

BMP 12 LANDSCAPE WATER CONSERVATION FOR NEW/EXISTING SINGLE FAMILY HOMES

- A. The City of Sacramento will implement a program which includes:

1. information on climate-appropriate landscape design, plants and efficient irrigation equipment/management provided to change-of-customer accounts and, in cooperation with the Building Industry Association of Superior California, to new customers. The availability of this information will be publicized to all existing SF accounts in the City's service area on an annual basis;
 2. audit all SF/MF accounts which receive a meter and promote audits to unmetered SF/MF customers; and
 3. annual pre-irrigation season notification to Single Family Homes served by the City of City provided landscape assistance (audits/surveys, materials, special offers, etc.).
- B. The City of Sacramento's on-going program, in cooperation with the California Landscape Contractors Association, Sacramento Area Water Works Association, other purveyors, etc., will include:
1. participation in the development/maintenance of a local demonstration garden within five years following agreement signing (does not have to be located within the City of Sacramento's service area but should be convenient to the City of Sacramento's customers);
 2. annual participation at local and regional landscape fairs and garden shows;
 3. annual cooperative education and marketing campaigns with local nurseries;
 4. annual irrigation season landscape media campaign; and
 5. annual post-irrigation season notification, to all customers, of the importance of timer resets/ sprinkler shut-offs.
- C. The City of Sacramento will:
1. participate in and support a regional landscape task force established by the Water Forum Successor Effort. The Taskforce will include other local governments and water purveyors, the building and green industries and environmental / public interest groups. It will review the existing local ordinances to determine if they are at least as effective as the Model Water Efficient Landscape Ordinance: The Taskforce may suggest revisions to the existing landscape ordinances;
 2. as part of the Taskforce, participate in a review of the implementation of local ordinances, including builder compliance, landscape plan review, final inspection/certification process and actual water use to determine their effectiveness; and
 3. as part of the Taskforce, determine if program effectiveness is diminished by city/county staff time constraints, budget or lack of landscape knowledge/expertise, and, if so, recommend and support corrective action.
- E. The City of Sacramento will be fully implementing the program described above no later than the beginning of the fourth year after agreement signing. .

BMP 13 WATER WASTE PROHIBITION

Within three years of agreement signing, the City of Sacramento will enact a water waste prohibition ordinance which includes measures and enforcement mechanisms.

- A. The water waste prohibition measures will include:
 - 1. irrigation water shall not be allowed to run off to adjoining property or to a roadside ditch or gutter;
 - 2. leaking pipes, fixtures, or sprinklers shall be repaired promptly;
 - 3. open hoses not permitted - automatic shut-off nozzles are required; and
 - 4. swimming pools, ponds and fountains shall be equipped with recirculating pumps. Pool draining and refilling only for health, maintenance or structural reasons - requires agency approval.

- B. Other measures, such as the following, may be permanent, seasonal or related to water shortage:
 - 1. restricting irrigation hours or days ;
 - 2. use of a hose to clean sidewalks, driveways, patios, streets and commercial parking lots is not permitted, except for health and safety;
 - 3. restaurants serving water only on request;
 - 4. restricting the use of potable water for compaction, dust control or other construction purposes when non-potable water is available; and
 - 5. limiting the flushing of sewers or fire hydrants, except for health and safety (may be permanent, seasonal or related to water shortage).

- C. The waste prohibitions will include as enforcement mechanisms a graduated series of responses to water wasting customers. Enforcement typically includes: personal notification and an offer of a water-use review / repair service, monetary fees, service termination and, in some unmetered service areas, and mandatory water meter installation / reading.

- D. Within three years of agreement signing the City of Sacramento will:
 - 1. notify all customers at least annually of the waste prohibitions (by newspaper, public notice, mailings, utility billings or a combination of such) prior to the irrigation season;
 - 2. have staff will respond to reports of water waste in a timely manner;
 - 3. will have water waste patrols at least during water shortages; and
 - 4. will cooperate with the city or county in their program enforcement efforts.

BMP 14 WATER CONSERVATION COORDINATOR

The City of Sacramento's water conservation coordinator is Angela Anderson and she is responsible for preparing, implementing and monitoring the Plan.

Within three years of agreement signing, at least one staff member at the City of Sacramento will be an AWWA Certified Water Conservation Practitioner (Level II) or pass equivalent training.

BMP 16. ULTRA-LOW FLUSH TOILET REPLACEMENT PROGRAM FOR NON-RESIDENTIAL CUSTOMERS

- A. Within three years of agreement signing, the City of Sacramento will:
 1. identify all non-residential customers, estimate the approximate number of non-ULF toilets at each account, and rank them by high, medium or low use; and
 2. if possible, established a cooperative district / sanitation district ULF rebate program.

- B. The City of Sacramento will annually:
 1. provide \$75 ULF rebates vouchers to newly metered non-residential accounts for each 3.5+ gpf toilet; and
 2. A\$75 ULF rebates voucher will be provided to each SF home and MF unit which is audited.

- C. The retrofit program will:
 1. offer the necessary incentive to insure that at least 10 percent of non-residential non-ULF toilets are replaced with ULF toilets each year, with a final installation target of 90 percent of all non-residential toilets being ULFs within ten years;
 2. consider larger rebates for the more expensive high-use flushometer-type ULF installations;
 3. investigate opportunities for community based organizations (CBOs) to receive the training and financial incentives necessary for them to implement this BMP for their constituents; and
 4. consider monitoring the change in water use at metered-accounts which install ULF toilets.

- D. The City of Sacramento will be fully implementing the program described above no later than the beginning of the fourth year after agreement signing.

CITIZEN INVOLVEMENT PROGRAM

Broad-based citizen involvement is essential to the implementation of a long-term water conservation program. Although water savings from educational, service-oriented, and outreach programs cannot be quantified, experience has shown that they build public understanding and acceptance throughout the planning process.

The City of Sacramento Department of Utilities is committed to fostering this relationship to encourage early public participation and provide a vital link for local government and neighborhoods to communicate. Establishment of a Citizen Advisory Committee will provide input on both a local and city-wide level with respect to community views and recommendations related to water management issues, to include, but not limited to: conservation, meters, programs, rate structures, water supply, operation and maintenance costs and treatment procedures.

The formation of this Citizen Advisory Committee, organized and managed by the Department of Utilities, will be convened to service in an advisory capacity. Possible members of the committee will be recruited from:

- Neighborhood Association Advisory Group (NAAG)

- Sacramento county Alliance of Neighborhoods (SCAN)
- City of Sacramento Parks and Recreation Committee
- California Landscape Contractors Association (CLCA)
- Environmental Council of Sacramento
- Water Education Foundation
- Business Industry Association

Also, the Sacramento City Council will receive annual progress reports summarizing the Department of Utilities' efforts to encourage water wise management programs that are efficient, cost-effective and affordable for our community.