City of
SACRAMENTO
Community Development

ADDENDUM TO AN ADOPTED ENVIRONMENTAL IMPACT REPORT

The City of Sacramento, California, a municipal corporation, does hereby prepare, make declare, and publish the Addendum to a certified Environmental Impact Report (EIR) for the following described project:

Project Name and Number: College Square South (P15-068)

Original Project: College Square Planned Unit Development (P00-147)

The City of Sacramento, Community Development Department, has reviewed the proposed project and on the basis of the whole record before it, has determined that there is no substantial evidence that the project, as identified in the attached Addendum, would have a significant effect on the environmental beyond that which was evaluated in the attached EIR. A Subsequent EIR is not required pursuant to the California Environmental Quality Act of 1970 (Sections 21000, et. Seq., Public Resources Code of the State of California) (CEQA).

This Addendum to a certified EIR has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

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

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

By: _____

Date: 7/20/2016

College Square South (P15-068)
Addendum to the College Square Planned Unit Development Environmental Impact Report (SCH 2002122088)

File Number/Project Name: College Square South (P15-068)

Project Location: At the southeast corner of the intersection of Bruceville Road and West Stockton Boulevard (see Attachment A, Vicinity Map), within the College Square Planned Development, in the South Sacramento Community Plan Area of the City of Sacramento, CA.

Existing Plan Designations and Zoning: The 2035 General Plan land use designation for the project site is Suburban Center. The South Sacramento Community Plan designates the site as General Commercial. The current zoning designation for the project site is General Commercial, Planned Unit Development (C-2-PUD).

Project Discussion: A planning application was received by the City of Sacramento for College Square South, which proposes development of two drive through restaurants (currently identified as Taco Bell and Dunkin' Donuts) to be located on Assessor Parcel Numbers 117-1460-036 and 117-1460-037 (recently renumbered from 117-1460-018 and -019 as a result of the filing of a final map). The College Square South application would require the following entitlements:

- Conditional Use Permits for the drive through restaurants;
- Planned Development Schematic Plan Amendment; and
- Design Review.

The College Square South parcels are located within the larger planning area known as the College Square Planned Unit Development (PUD). The College Square PUD project was approved and the associated EIR was certified by City Council on January 27, 2004 (Resolution No. 2004-053). Further details regarding the original College Square PUD project and EIR, as well as the proposed modifications the affected parcels are provided below.

College Square PUD Project Background

As stated above, the College Square PUD project was approved and the associated EIR was certified by City Council on January 27, 2004. Resolution No. 2004-053 includes the adopted Findings of Fact, Mitigation Monitoring Plan (MMP), and Statement of Overriding Considerations. The project approval established a PUD covering the entire project site. The EIR and City Council Resolutions are available online at:

http://portal.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports.aspx.

The College Square PUD EIR was prepared in compliance with CEQA, and evaluated the relevant technical issues in terms of whether the College Square PUD project, as proposed, would cause significant effects on the environment. The MMP included in Resolution No. 2004-053 (Attachment C) identified the mitigation measures set forth within the project EIR that are required to reduce significant effects. Significant and unavoidable impacts identified in the EIR included impacts

related to the following: the State Route (SR) 99 southbound off-ramp/Cosumnes Boulevard intersection under year 2025 conditions; short-term construction emissions of reactive organic gases (ROG), oxides of nitrogen (NO_X), and particulate matter less than 10 microns in diameter (PM_{10}); long-term regional (operational) emissions of ROG, NO_X, and PM_{10}; local mobile source carbon monoxide (CO) concentration emissions; cumulative air quality impacts; long term mobile source noise; compatibility of the proposed land uses with projected onsite noise levels; noise impacts (cumulative); and cumulative impacts on biological resources.

The original College Square PUD project was approved for an overall total of 724 residential units, 270,256 square feet (sf) of commercial/retail/office uses, 2,094 parking spaces, common area, a City pond, and streets on approximately 63 acres of land located in the South Sacramento Community Plan area of the City of Sacramento. The College Square PUD project includes two primary components: commercial and residential.

The commercial component included approximately 28 gross acres with approximately 238,257 square feet of neighborhood and community commercial uses (e.g., supermarket, small lot retail, restaurants, bank, coffee house, pharmacy, gas station, car wash), 20,000 square feet of office, 12,000 square feet of child care, and 1,384 parking spaces. The buildings would range in height up to 45 feet, with the exception of residential care facilities, which are permitted to be five stories tall.

The residential component included 724 senior and multifamily residential units located on approximately 26 gross acres, including 132 senior independent units, 120 senior assisted-living units, 472 conventional multifamily units, and 710 parking spaces. Approximately 26 apartment buildings and ancillary buildings would be constructed, which would range from one to three stories.

The former site plan for the two affected parcels included in the the College Square South application area, (hereafter referred to as the proposed project) consisted of approximately 22,353 sf of office space, and coffee house uses. The proposed project would modify the site plan by removing a 2,353 sf coffee house and 20,000 sf of office and replacing with two drive-through restaurants (2,284 sf and 2,460 sf). By removing the office space and coffee house and replacing them with 4,744 total sf of drive-through restaurants, the proposed project would reduce the total building area by approximately 17,609 sf.

CEQA Analysis Approach

In the case of a project proposal requiring discretionary approval by the City on a project for which the City has certified an EIR for the overall project, as here, the City must determine whether a supplemental or subsequent EIR is required. The CEQA Guidelines provide guidance in this process by requiring an examination of whether, since the certification of the EIR and approval of the project, changes in the project or conditions have been made to such an extent that the proposal may result in substantial changes in physical conditions that are considered significant under CEQA. If so, the City would be required to prepare a subsequent EIR or supplement to the EIR. The examination of impacts is the first step taken by the City in reviewing the CEQA treatment of the proposed project.

The following review proceeds with the requirements of CEQA Guidelines Section 15162 in mind. Section 15162 is discussed in detail below. The following discussion concludes that the conditions

set forth in Section 15162 were not present, and that an addendum would be prepared for the project pursuant to CEQA Guidelines Section 15164.

The discussion in this Addendum confirms that the proposed project has been evaluated for significant impacts pursuant to CEQA. The discussion is meaningfully different than a determination that the project is "exempt" from CEQA review, which is not the case. Rather, the determination here is that the project's impacts have been considered in an EIR (i.e., the College Square PUD EIR) that was reviewed and certified by the City Council, and that the EIR provides a sufficient and adequate analysis of the environmental impacts of the proposed project. An addendum is the appropriate environmental document.

Discussion

An Addendum to a certified EIR may be prepared if only minor technical changes or additions are required, and none of the conditions identified in CEQA Guidelines Section 15162 are present. The following identifies the standards set forth in Section 15162(a) as they relate to the project:

1. **Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;**

2. **Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or**

3. **New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:**

    a) **The project will have one or more significant effects not discussed in the previous EIR or negative declaration;**

    b) **Significant effects previously examined will be substantially more severe than shown in the previous EIR [or negative declaration];**

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

    d) **Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the**

environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15162 provides that the lead agency's role in project approval is completed upon certification of the EIR and approval of the project, unless further discretionary action is required. The approvals requested as part of the proposed project are considered discretionary actions, and CEQA review, is therefore required.

"Substantial Changes in the Project" Standard

The proposed project would alter the uses originally proposed for the site, while reducing the overall building square footage. However, given the commercial nature of the proposed land uses, the proposed project is consistent with the existing General Plan designation and zoning for the site. Additionally, the College Square PUD included restaurant uses in the area of the proposed project site, and the drive through restaurants proposed as part of the project would be generally similar to such land uses. As discussed in greater detail below, although the project includes drive through restaurants, which were not originally anticipated for the site, the City of Sacramento Transportation Division's trip generation estimates indicate that the overall vehicle trips would be equal to or less than what was originally anticipated for buildout of the project site. The proposed project would involve disturbance over the same site and overall acreage as originally proposed. Overall, development of the proposed project would not result in any substantial changes from what has been previously analyzed and would not involve new significant impacts not identified in the EIR or result in a substantial increase in the severity of previously identified significant impacts. The proposal, therefore, does not constitute a substantial change in the project.

"Substantial Changes in the Circumstances" Standard

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this section presents a discussion of whether changes to the project site or the vicinity (environmental setting) have occurred subsequent to the certification of the previous EIR that would result in new significant impacts or a substantial increase in the severity of a previously identified significant impact that were not evaluated and mitigated by the previous EIR.

Physical changes that have occurred throughout the College Square PUD area and in the vicinity of the proposed project site include some construction of development consistent with the College Square PUD project, infrastructure, and roadways. The Copperstone Village Phase II Project (part of the College Marketplace project included in the previous EIR) located east of the project site is currently under construction. An approximately 0.6-acre portion on the southeast corner of West Stockton Boulevard and Kastanis Way is being used for access/staging for the Copperstone Village Phase II Project. Street-side improvements (sidewalks, landscaping, etc.) have been completed along Bruceville Road, West Stockton Boulevard, and Kastanis Way, to the east of the project site. The project site itself has recently been disked and is currently dominated by nonnative grasses and ruderal weeds. The only trees and shrubs on the site are those associated with street-side landscaping.

The College Square PUD EIR described the College Square PUD area as regularly disked vacant land consisting mainly of non-native annual grassland with some scattered trees. According to the College Square PUD EIR, vernal pools and seasonal marsh/wetlands were scattered throughout

the site, concentrated on the western half. The central portion of the site contained mounds of dirt and refuse indicative of refuse dumping. Based on the environmental baseline identified in the College Square PUD EIR and the aforementioned physical changes to the project site and immediately surrounding area since the College Square PUD EIR was prepared, the project site is in relatively similar conditions as originally analyzed in the College Square PUD EIR. Thus, the proposed project would not result in any substantial physical changes to the project site from what was included in the original project approval that would affect any issue of environmental significance.

One of the requirements of CEQA is the examination of whether a proposed project would conflict with existing plans and regulations, including the General Plan, zoning regulations, and other planning documents. Inconsistencies may suggest that a project would have environmental effects that have not been identified in advance, and for which planning or analysis has not occurred. The proposed project would require the Planned Unit Development Schematic Plan to be amended to reflect the proposed modifications to the building layout and square footage on the project site; however, the proposed modifications would not require any amendments related to the General Plan or zoning designations for the site and would be within the limits of what was previously analyzed within the College Square PUD EIR. Accordingly, City staff has determined that the proposed project would be consistent with the General Plan and zoning district.

Based on the above, the proposed project would not result in any new circumstances that would result in new significant impacts or substantially more severe impacts from what has been anticipated for the site in the previous environmental document.

“New Information of Substantial Importance” Standard

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this section includes a discussion of whether the proposed project would result in new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified. New information of substantial importance includes: (1) one or more significant effects not discussed in the previous EIR; (2) significant effects previously examined that are substantially more severe than shown in the previous EIR; (3) mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (4) mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based on the proposed project, the City of Sacramento deemed additional analysis to be appropriate with regards to air quality and greenhouse gas (GHG) emissions and biological resources in order to determine whether the proposed project would result in new information of substantial importance. The results of the additional analyses are presented in the discussions below. The remaining environmental resource areas that were deemed not to require additional analysis are also discussed briefly below. Where new information of substantial importance was not identified, new or additional mitigation would not be necessary. If the additional analyses indicate new information of substantial importance, additional environmental documentation is not

necessary if a new or modified mitigation would eliminate the new significant impact or reduce the increase in severity to less than substantial.

The requirements of site plan and design review, prior to construction and operation, are requirements that apply to activities generally on the project site, and do not reflect inconsistency with the City's regulations that have been approved on the College Square PUD site. The analysis in the EIR, to the extent the analysis relied on review and approval of a project that would follow the standards and requirements as set forth in planning documents, is unchanged and valid. The changes do not necessarily raise issues of environmental significance under CEQA.

Air Quality and Greenhouse Gas Emissions

New land use or zoning designations are not proposed as part of the project, and the overall area of disturbance anticipated for buildout of the project site would not be modified. The College Square PUD EIR anticipated some restaurant uses within the project area; thus, the proposed project would not be significantly different than other land uses analyzed in the College Square PUD EIR. The proposed project would result in an overall reduction in building square footage of approximately 17,609 sf from what is currently approved for the site. However, the project includes proposals for two drive through restaurants, which were not originally anticipated for the site. Because the proposed project would change the commercial uses from Office and coffee house to drive through restaurants, an additional analysis was conducted to confirm that the air quality and GHG emissions resultant of the proposed project would be within what has already been anticipated for the site per the College Square PUD EIR. Details regarding the additional air quality and GHG analysis are presented separately below.

Air Quality

Discussions of the proposed project's short-term construction emissions, long-term regional (operational) emissions, local mobile source CO concentration emissions, odorous emissions, and toxic air contaminant (TAC) emissions are presented below.

Short-term Construction Emissions

The College Square PUD EIR identified impacts related to short-term construction emissions of ROG, NO_X, and PM_{10} (Impact 6.3-1 of College Square PUD EIR) as significant and unavoidable, even with implementation of mitigation measures. Because the proposed project would involve disturbance over the same site and overall acreage as originally proposed, construction emissions related to grading and paving would be expected to be similar to what has already been anticipated. However, due to the decrease in total building square footage, emissions related to building construction (e.g., materials transport, off-road equipment, architectural coating, etc.) could reasonably be expected to be less than what could occur related to the currently approved site plan. Nonetheless, short-term construction emissions of ROG, NO_X, and PM_{10} associated with buildout of the proposed project would still be expected to result in a significant and unavoidable impact and the mitigation measures set forth within the adopted EIR would be required. However, construction-related emissions as a result of the proposed project would not cause any new impacts, or previously identified impacts to become more severe than previously analyzed. The feasibility of mitigation measures or alternatives previously identified in relation to

construction emissions would not be modified with implementation of the proposed project, and different mitigation measures or alternatives from those previously identified are not proposed or necessary as a result of the proposed project. As a result, new information of substantial importance has not come to light in relation to construction emissions from what has been previously analyzed.

Long-term Regional (Operational) Emissions

New land use or zoning designations are not proposed as part of the project, and the overall area of disturbance anticipated for buildout of the project site would not be modified. As discussed in further detail in the Traffic section below, the overall vehicle trips for the entire proposed project would be expected to be equal to or less than what was originally anticipated for buildout of the project site per the College Square PUD EIR. Because emissions associated with urban development are predominantly related to mobile sources, similar results would be expected in relation to air pollutant emissions. In order to confirm such, emissions associated with what is currently anticipated by the College Square PUD EIR for the proposed project site and with what is proposed would need to be estimated and compared.

Accordingly, operational emissions were estimated using the California Emissions Estimator Model (CalEEMod) software - a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses, including construction data, trip generation rates based on the Institute of Transportation Engineers (ITE) Manual, vehicle mix, trip length, average speed, etc. The default values within the model were primarily used in order to provide a conservative analysis. However, the following non-default values were applied in the model based on project-specific assumptions:

- An operational year of 2017 was assumed for both the currently approved and proposed condition;
- The trip generation rate for a drive through restaurant provided by the City's Transportation Division was applied in CalEEMod;
- The default carbon dioxide (CO_2) intensity factor in the model was adjusted to reflect the Sacramento Municipal Utility District's (SMUD) progress towards Statewide renewable portfolio standard (RPS) goals; and
- Mandatory compliance with the current (2013) California Building Energy Efficiency Standards Code was applied.

It should be noted that the modeling performed accounts for differences in paved parking area that would result from the proposed project. The modeling assumed that the entire parcel area, less the area of the building footprints, would be paved for parking areas. Therefore, using a total site area of 56,380 sf, the project as approved was assumed to include 34,027 sf of parking lot area, and the project as proposed was assumed to include 51,636 sf of parking lot area. Because the proposed project plans include multiple unpaved and landscaped areas, assuming a total overlay of the site with pavement provides a conservative, worst-case scenario for the estimation of possible emissions, and actual

emissions would likely be slightly reduced due to a decrease in pavement area. All CalEEMod modeling outputs are included as Attachment D to this Addendum.

Table 1 below presents the estimated maximum unmitigated operational emissions resulting from buildout of the project site per what is currently approved for the two affected parcels, and the emissions associated with the proposed project (including the drive through restaurants), and the resultant difference. As shown in the table, the proposed project would result in an overall reduction in operational emissions compared to what is currently approved for the site.

Table 1
Maximum Unmitigated Operational Emissions

Pollutant	As Approved (lbs/day)	As Proposed (lbs/day)	Difference (lbs/day)
NO_X	9.20	5.97	-3.23
ROG	7.61	4.42	-3.19
PM_{10}	5.28	3.76	-1.52
$PM_{2.5}$	1.49	1.06	-0.43

Source: CalEEMod, July 2016 (see Attachment D).

The College Square PUD EIR identified impacts related to long-term regional (operational) emissions of ROG, NO_X, and PM_{10} (Impact 6.3-2 of College Square PUD EIR) as significant and unavoidable, even with implementation of mitigation measures. Although the proposed project would result in fewer emissions than currently anticipated, implementation of the proposed project would still be expected to contribute to the significant and unavoidable impact and the mitigation measures set forth within the College Square PUD EIR would be required. However, operational emissions as a result of the proposed project would not cause any additional impacts beyond what has already been anticipated by the City, or cause any impacts to become more severe than previously analyzed. The feasibility of mitigation measures or alternatives previously identified in relation to operational emissions would not be modified with implementation of the proposed project, and different mitigation measures or alternatives from those previously identified are not proposed or necessary as a result of the proposed project. As a result, new information of substantial importance has not come to light in relation to operational emissions from what has been previously analyzed.

Local Mobile Source CO Concentration Emissions

The College Square PUD EIR identified impacts related to local mobile source CO concentration emissions (Impact 6.3-3 of College Square PUD EIR) as significant and unavoidable, even with implementation of mitigation measures. The main source of CO in the region is on-road motor vehicles, with other CO sources including other mobile sources, miscellaneous processes, and fuel combustion from stationary sources. Motor vehicles are the largest source of CO emissions. It should be noted, however, that emissions from motor vehicles have been declining since 1985, despite increases in vehicle miles traveled (VMT), with the introduction of new automotive emission controls and fleet turnover.

As discussed in greater detail in the Traffic section below, due to the change in commercial space use with the proposed project, the overall vehicle trips would be equal to or less than what was originally anticipated for buildout of the project site. As a result, the amount of

traffic associated with buildout of the proposed project would be similar to what has already been anticipated for the site. Consequently, the proposed project would not cause any new impacts, or previously identified impacts to become more severe than previously analyzed in relation to local mobile source CO concentration emissions. The feasibility of mitigation measures or alternatives previously identified in relation to local mobile source CO concentration emissions would not be modified with implementation of the proposed project, and different mitigation measures or alternatives from those previously identified are not proposed or necessary as a result of the proposed project. As a result, new information of substantial importance, which was not known and could not have been known at the time the previous CEQA documents were prepared, has not come to light in relation to local mobile source CO concentration emissions from what has been previously analyzed.

Odorous and TAC Emissions

The College Square PUD EIR identified impacts related to odorous emissions, stationary source TACs, and mobile source TAC emissions (Impacts 6.3-4, -5, and -6 of College Square PUD EIR, respectively) as less than significant. The proposed project would involve generally similar restaurant land uses as originally anticipated for the College Square area; as such, the project would not introduce any new sources of odorous emissions or stationary sources, such as heavy-duty diesel-fueled equipment, from what has already been anticipated for the site. For similar reasons, mobile source TAC emissions, specifically diesel particulate matter (DPM), associated with heavy-duty diesel trucks would be expected to be similar to what has already been anticipated for the site.

Because the proposed project would involve disturbance over the same site and overall acreage as originally proposed, construction-related DPM emissions related to grading and paving equipment would be expected to be similar to what has already been anticipated for buildout of the site. However, due to the decrease in total building square footage, DPM emissions related to building construction activities (e.g., diesel truck trips for materials transport, diesel-fueled off-road equipment, etc.) could reasonably be expected to be less than what could occur related to the currently approved site plan.

In addition, as discussed in further detail in the Traffic section below, the overall passenger vehicle trips during project operations would be expected to be equal to or less than what was originally anticipated for buildout of the project site, even with the introduction of drive through restaurants. Because the overall number of vehicle trips would be equal to or less than what was originally anticipated, the associated TAC emissions would likewise be equal to or less than what was originally anticipated.

All such potential impacts were discussed, in the College Square PUD EIR, in relation to nearby sensitive receptors, such as schools, residences, and other segments of the population which may be particularly sensitive to odorous and TAC emissions. The closest existing sensitive receptors at the time of the College Square PUD EIR were the single-family residences on Cotton Lane, located over 1,000 feet from the project site. Since the approval of the College Square PUD EIR new sensitive receptors have not been introduced into the area, and the nearest existing sensitive receptors continue to be the single-family residences on Cotton Lane. While the College Square PUD includes plans to construct residential units to the south of the project site, the proposed project would not increase any

of the aforementioned impacts to odorous and TAC emissions, and therefore the proposed project would not expose any new sensitive receptors to new or significantly more severe odors or TAC emissions.

Consequently, the proposed project would not cause any new impacts, or previously identified impacts to become more severe than previously analyzed with regards to odorous emissions, stationary source TACs or mobile source TAC emissions. As a result, new information of substantial importance has not come to light in relation to odorous emissions, stationary source TACs, or mobile source TACs from what has been previously analyzed.

Greenhouse Gas Emissions

Greenhouse gas (GHG) emissions were not directly addressed in the College Square PUD EIR. However, potential impacts related to GHG emissions do not constitute "new information" as defined by CEQA, as GHG emissions were known as potential environmental issues before1994.[1] Since the time the College Square PUD EIR was approved, the City has taken numerous actions towards promoting sustainability within the City, including efforts aimed at reducing GHG emissions. On February 14, 2012, the City adopted the City of Sacramento Climate Action Plan (CAP), which identified how the City and the broader community could reduce Sacramento's GHG emissions and included reduction targets, strategies, and specific actions.

The City has since adopted the 2035 General Plan Update. The update incorporated measures and actions from the CAP into Appendix B, General Plan CAP Policies and Programs, of the General Plan Update. Appendix B includes all City-Wide policies and programs that are supportive of reducing GHG emissions. The General Plan CAP Policies and Programs per the General Plan Update supersede the City's CAP. Rather than compliance and consistency with the CAP, all proposed projects must now be compliant and consistent with the General Plan CAP Policies and Programs outlined in Appendix B of the General Plan Update. As such, the proposed project would be required to comply with the General Plan CAP Policies and Programs set forth in Appendix B of the General Plan Update.

In addition to the City's General Plan CAP Policies and Programs outlined in Appendix B of the General Plan Update, a number of regulations have been enacted since the College Square PUD EIR was approved for the purpose of, or with an underlying goal for, reducing GHG emissions, such as the California Green Building Standards Code (CALGreen Code) and the California Building Energy Efficiency Standards Code. It should be noted that according to the California Energy Commission, the 2013 Building Energy Efficiency Standards are anticipated to result in 25 percent less energy consumption for residential buildings and 30 percent savings for nonresidential buildings over the previous energy standards.[2] Such regulations have become increasingly stringent since the College Square PUD EIR was adopted. The proposed project would be required to comply with all current applicable regulations associated with GHG emissions, including the CALGreen Code and California Building Energy Efficiency Standards Code.

[1] As explained in a series of cases, most recently in *Concerned Dublin Citizens v. City of Dublin (2013) 214 Cal. App. 4th 1301*. Also see, *Citizens of Responsible Equitable Development v. City of San Diego (2011) 196 Cal.App.4th 515*.

[2] California Energy Commission. News Release: "*New Title 24 Standards Will Cut Residential Energy Use by 25 Percent, Save Water, and Reduce Greenhouse Gas Emissions*." July 1, 2014

New land use or zoning designations are not proposed as part of the project, and the overall area of disturbance anticipated for buildout of the project site would not be modified. The primary GHG emission sources resulting from the proposed project would be mobile sources from vehicle trips, followed by energy consumption, area sources, such as landscape maintenance equipment exhaust and consumer products (e.g., deodorants, cleaning products, spray paint, etc.), water conveyance and treatment, wastewater treatment, and solid waste disposal. The proposed modifications would result in the reduction of approximately 17,609 square feet from what is currently allowed and approved to be built on the site. The reduction in building square footage would be expected to subsequently cause an overall reduction in GHG emissions related to energy consumption, area source, water conveyance and treatment, wastewater treatment, and solid waste disposal. As described in further detail in the Traffic section below, the overall vehicle trips associated with the proposed project would be equal to or less than what was originally anticipated for buildout of the project site. Consequently, the mobile source GHG emissions would likely be equal to or less than what would occur under buildout of the site per the currently approved land uses. In order to confirm such, GHG emissions associated with what is currently anticipated by the College Square PUD EIR for the proposed project site and with what is proposed would need to be estimated and compared.

Accordingly, GHG emissions were estimated using CalEEMod and the same assumptions as described in the Air Quality section above. According to the CalEEMod results, buildout consistent with what is currently approved for the site would result in operational GHG emissions of 1,090.13 metric tons of CO_2 equivalent units per year ($MTCO_2e$/yr). Buildout of the site per the proposed project would result in GHG emissions of 827.67 $MTCO_2e$/yr, a reduction of 262.46 $MTCO_2e$/yr. Therefore, the proposed project would not result in GHG emissions in excess of what could occur per what is currently approved for the site. Additionally, the project site is within the jurisdiction of the Sacramento Metropolitan Air Quality Management District (SMAQMD). The SMAQMD has established significance thresholds for emissions of GHGs to determine whether projects would be in compliance with applicable regulations concerning GHG emissions. The significance threshold for operational GHG emissions is 1,100 $MTCO_2e$/yr. Therefore, the proposed project would be well below the SMAQMD's significance threshold, and would not violate any applicable regulations concerning GHG emissions.

The proposed project would result in fewer GHG emissions than what could occur from buildout per the currently approved project and would result in emissions below the SMAQMD's significance threshold. The project would be required to comply with all applicable standards and regulations related to reducing GHG emissions, including the City's General Plan CAP Policies and Programs, CALGreen Code, and California Building Energy Efficiency Standards Code. The proposed project would not result in any new or increased impacts related to GHG emissions and global climate change.

Biological Resources

The proposed project would involve disturbance over the same site and overall acreage as originally proposed. Accordingly, the potential impacts to any existing biological resources on the site would be expected to be similar under the proposed project to what was already anticipated in the College Square PUD EIR. In order to confirm such, an updated biological resources evaluation was conducted to determine whether new species or sensitive habitats not previously considered

in the College Square PUD EIR were present within the proposed project study area (see Attachment E).

The updated biological resources evaluation included a records search of the California Natural Diversity Database (CNDDB) for special-status species known to occur within the vicinity of the project site, as well as a general biological survey of the site on March 15, 2016 to determine the potential for nesting habitat, jurisdictional wetlands, waters, uncommon vegetation, or uncommon landscape features to occur on the project site. The project site has recently been disked and is currently dominated by nonnative grasses and ruderal weeds. The only trees and shrubs on the site are those associated with street-side landscaping. Physical changes that have occurred at the project site and immediately surrounding area include some construction of development consistent with the College Square PUD project, infrastructure, and roadways. The March 15, 2016 field survey was conducted approximately 48 hours after a major storm, and numerous rain pools ranging from one to six inches in depth were observed west of Kastanis Way in the area of the project site. However, the pooling water occurred in the same areas that were previously mapped and verified as jurisdictional wetlands by the U.S. Army Corps of Engineers (USACE) and approved for fill/removal by the U.S. Fish and Wildlife Service (USFWS) through a Section 404 Clean Water Act (CWA) Individual Permit (issued February 2007).

According to the updated biological resources evaluation, special-status plants were not observed on the project site during the field survey, similar to the results found during previously conducted protocol botanical surveys conducted in April and June of 2000, as documented in the College Square PUD EIR. The College Square PUD EIR did not require mitigation for special-status plants. Because the project site is highly disturbed and has been repeatedly and recently disked, the site does not provide habitat for special-status plants.

Based on the field survey and review of the USFWS and CNDDB special-status species lists, under current conditions, the open ruderal land on the project site could provide the following:

- Foraging habitat for Swainson's hawk, burrowing owl, and other protected raptors;
- Potential nesting habitat for burrowing owl and ground-nesting migratory birds; and
- Potential aquatic habitat for vernal pool branchiopods.

All other special-status species identified as having the potential to occur at the site per the USFWS and CNDDB special-status species lists and/or the original College Square PUD EIR were determined not to be present at the project site. The College Square PUD EIR identified the potential impacts related to the above listed species and included adequate mitigation to reduce such impacts. Implementation of the proposed project would not result in any new or more severe significant impacts to biological resources from what was identified in the College Square PUD EIR. Accordingly, new or modified mitigation measures are not necessary in order to reduce the proposed project's impacts to biological resources to less than significant.

Due to the lack of suitable habitat or potential for species to occur on the proposed project site, a number of the mitigation measures set forth in the College Square PUD EIR are not applicable to the proposed project and would be considered satisfied (e.g., Mitigation Measure 6.9-5 related to giant garter snake, Mitigation Measure 6.9-6 related to rare plants, and Mitigation Measure 6.9-8 related to heritage trees).

The development that has already taken place in the College Square PUD area was required to secure permits and proof of mitigation credit purchases before commencing construction. For permits that have already been obtained or payments that have already been made for the College Square PUD area, including the proposed project site, mitigation measures related to such would be considered satisfied (e.g., Mitigation Measure 6.9-4 related to vernal pool branchipod habitat, Section 404 and 401 permits portion of Mitigation Measure 6.9-3, wetland delineation and permits for the stormwater outfall to Union House Creek portion of Mitigation Measure 6.9-3, and Mitigation Measure 6.9-9 related to off-site storm drainage and outfall. The rest of the mitigation measures set forth in the College Square PUD EIR associated with biological resources remain applicable to the proposed project.

Overall, the proposed project would not cause any new impacts, or previously identified impacts to become more severe than previously analyzed, related to biological resources. The feasibility of mitigation measures or alternatives previously identified in relation to biological resources would not be modified with implementation of the proposed project, and different mitigation measures or alternatives from those previously identified are not proposed or necessary as a result of the proposed project. As a result, new information of substantial importance, which was not known and could not have been known at the time the previous CEQA documents were prepared, has not come to light in relation to biological resources or specifically to the proposed project from what has been previously analyzed.

Remaining CEQA Sections

In addition to the impacts analyzed in the previous discussions, the College Square PUD EIR also included analysis of traffic, noise, drainage, population and housing, light/glare, public services and utilities (schools, water, and solid waste), cultural resources, and hazardous materials. Further details regarding the proposed project's effects on the previous analysis with regards to the aforementioned resource areas are discussed in further detail below.

As presented in the discussions below, the proposed project would not result in any new significant information of substantial importance, new impacts or an increase the severity of previously identified impacts associated with traffic, noise, drainage, population and housing, light/glare, public services and utilities (schools, water, and solid waste), cultural resources, or hazardous materials that would require major revisions to the College Square PUD EIR. The proposed project would be required to implement all applicable mitigation measures set forth in the College Square PUD EIR.

Traffic

The traffic-related impacts associated with buildout of the site were analyzed within the College Square PUD EIR. Vehicle trips associated with buildout of the site were based on trip rates (i.e., number of trips per residential dwelling unit or square footage of buildout varying by land use type). Trips generated by the College Square PUD EIR were analyzed in regards to the surrounding transportation system with the study focusing on nine nearby roadways including State Route 99, West Stockton Boulevard, and Bruceville Road as well as ten nearby intersections. Potential impacts to traffic in the surrounding transportation system were identified and mitigated to the maximum extent practicable.

The former site plan for the proposed project site, within the College Square PUD, consisted of approximately 22,353 sf of office and coffee house uses. The proposed project would modify the site plan to include two drive through restaurants for a total building square footage of 4,744, which would result in the reduction of approximately 17,609 sf from what is currently allowed and approved to be built on the site. The City of Sacramento Transportation Division estimated the combined vehicle trip generation of both fast food restaurants to determine if the proposed project would increase the severity of previously identified impacts or create new significant impacts to traffic in the area. In estimating the vehicle trips generated by the proposed project, the City's Transportation Division determined that many of the trips to the drive through restaurants would be made by vehicles already in the area, rather than customers traveling to the area specifically for the purpose of visiting the drive through restaurants. Such trips are referred to as "pass-by" trips and are not considered to be additional vehicle trips being added to the roadway network, because the vehicles are already traveling in the surrounding area and are simply redirected to the proposed project.

Additionally, the proposed project is located in an area with existing and planned residential developments as well as existing and planned alternative transportation infrastructure. The project site would include a dedicated pedestrian access point on Bruceville Road, which would encourage nearby residents and pedestrians to walk to the proposed project site. Moreover, the proximity of the proposed project to alternative transit infrastructure, such as bus lines, a proposed light rail station, and existing bike lanes would help to further reduce the number of vehicles visiting the site, and therefore reduce the project's potential impact on traffic. The College Square PUD EIR anticipated that the approved Coffee House and Office Building would generate a total of 1,529 daily trips. The City's Transportation Division determined that the combined trip generation for both drive through restaurants would be 883 daily trips, given the reductions discussed above. As a result, the total number of vehicle trips and the amount of traffic associated with buildout of the proposed project would be equal to or less than what has already been anticipated for the site. Thus, traffic impact conclusions identified within the College Square PUD EIR would remain adequate for the proposed project.

Noise

Because, as discussed above, the amount of traffic associated with buildout of the proposed project would be equal to or less than what has already been anticipated for the site per the College Square PUD EIR, traffic-related noise would be comparable to what has been anticipated for the site as well. In addition, the proposed project would involve commercial development consistent with the general location, and intensity of land uses anticipated for the site. The drive through restaurants included in the proposed project would not involve any operations that would cause a significant increase in noise levels from what was analyzed in the College Square PUD EIR. Accordingly, impact conclusions related to noise identified within the College Square PUD EIR would remain adequate for the proposed project.

Drainage

The proposed project would involve development consistent with the type, general location, and intensity of land uses anticipated for the site. The proposed project would not involve any land uses or operations that would cause an increase in runoff levels beyond what was analyzed in the College Square PUD EIR. In fact, because the project would involve a reduction in overall building

square footage proposed for the site in comparison to what has been anticipated per the College Square PUD EIR, the impervious surfaces on the project site may be reduced as well. Accordingly, the amount of stormwater runoff potential may decrease from levels identified within the College Square PUD EIR.

Population and Housing

The original College Square PUD project did not include any residential land uses on the project site and the proposed project does not introduce any such land uses. The proposed project would involve development consistent with the type, general location, and intensity of land uses anticipated for the site. Therefore, the proposed project would not result in any changes to the College Square PUD project or EIR associated with population and housing.

Light/Glare

The College Square PUD EIR identified impacts related to light and glare during construction and light impacts on existing sensitive land uses during operation as less than significant with mitigation incorporated. The proposed project would involve development consistent with the type, general location, and intensity of land uses anticipated for the site. The proposed project would not involve any land uses or operations that would cause an increase in the potential for light and/or glare impacts beyond what was analyzed in the College Square PUD EIR. Therefore, the proposed project would not result in any changes to the College Square PUD project or EIR associated with light/glare. Nonetheless, buildout of the proposed project would still be expected to contribute to the light and glare impacts and the applicable mitigation measures set forth within the College Square PUD EIR would be required.

Public Services and Utilities (School, Water, and Solid Waste)

The office land use would be removed from the proposed project site and the total square footage for the drive-through restaurants would increase from what has been approved for the site. Therefore, the overall total building square footage for the site would be reduced by approximately 17,609 square feet with development of the proposed project in comparison to the original site plan. A reduction in total building square footage would likely result in an associated reduction in the number of employees and/or patrons anticipated at the project site, which would translate to a reduction in overall water consumption and solid waste generation. Overall, the proposed project's demands related to schools, water supply, and solid waste generation and disposal services would not be expected to increase as a result of the proposed project.

Cultural Resources

Assembly Bill (AB) 52, passed in 2014, requires environmental review documents to disclose and analyze potential significant impacts to tribal cultural resources including sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe. Lead agencies are also required to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project if the tribe requests to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation, prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

AB 52 applies to projects that have a Notice of Preparation (NOP), a notice of negative declaration filed, or mitigated negative declaration filed on or after July 1, 2015. The NOP for the College Square PUD EIR was filed on December 17, 2002, prior to implementation of AB 52. Therefore, AB 52 is not applicable to the proposed project.

The proposed project would involve development consistent with the type, general location, and intensity of land uses anticipated for the site. In addition, the proposed project would involve disturbance over the same site and overall acreage as originally proposed. Because the amount of land disturbance necessary during development of the site would be similar to what has been anticipated, the associated potential of encountering previously unknown cultural resources during site development would not increase as a result of the proposed project. Thus, impact conclusions related to cultural resources identified within the College Square PUD EIR would remain adequate for the proposed project and any applicable mitigation measures set forth within the College Square PUD EIR related to cultural resources would still be required for the proposed project.

Hazardous Materials

The proposed project would involve development consistent with the type, general location, and intensity of land uses anticipated for the site. The proposed project would not involve any land uses or operations that would involve an increase in the use, transport, or disposal of hazardous materials from what was analyzed in the College Square PUD EIR. Therefore, the proposed project would not result in any changes to the College Square PUD project or EIR associated with hazardous materials.

Environmental Findings

Based on the above discussions, the proposed project would not cause any new impacts, or previously identified impacts to become more severe than previously analyzed. The feasibility of mitigation measures or alternatives previously identified would not be modified with implementation of the proposed project, and different mitigation measures or alternatives from those previously identified are not proposed or necessary as a result of the proposed project. As a result, new information of substantial importance, which was not known and could not have been known at the time the previous CEQA documents were prepared, has not come to light from what has been previously analyzed.

Conclusion

As established in the discussions above regarding the potential effects of the proposed project, substantial changes are not proposed to the project nor have any substantial changes occurred that would require major revisions to the College Square PUD EIR. Impacts beyond those identified and analyzed in the College Square PUD EIR would not be expected to occur as a result of the proposed project. Overall, the proposed modifications to the project would not result in any new information of substantial importance that would have new, more severe impacts, new mitigation measures, or new or revised alternatives from what was identified for the original project in the EIR. Therefore, the Community Development Department concludes that the analyses conducted and the conclusions reached in the EIR certified on January 27, 2004, remain valid. As such, the proposed project would not result in any conditions identified in CEQA Guidelines Section 15162, and supplemental environmental review or a subsequent EIR is not required for the proposed

project modifications. Again, it should be noted that the proposed project would be subject to all applicable previously required mitigation measures from the College Square PUD EIR.
Based on the above analysis, this Addendum to the previously-adopted EIR for the project has been prepared.

Attachments:

A) Vicinity Map
B) College Square South Site Plan
C) Resolution No. 2004-053
D) CalEEMod Outputs
E) Biological Resources Summary

ATTACHMENT A
VICINITY MAP

ATTACHMENT B
COLLEGE SQUARE SOUTH SITE PLAN

COLLEGE SQUARE SOUTH

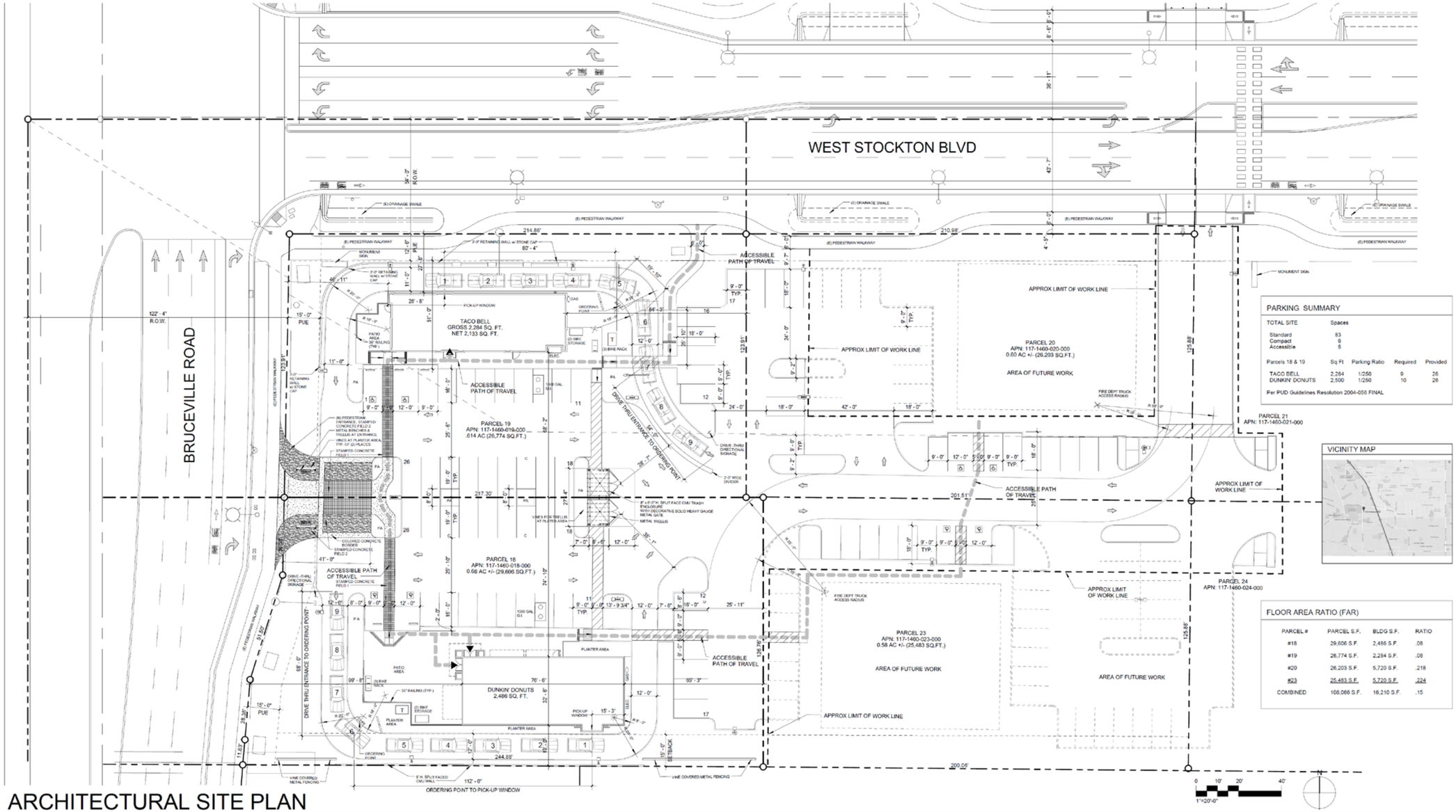
CORNER OF BRUCEVILLE ROAD & W. STOCKTON BLVD
SACRAMENTO, CA 95758

1478 STONE POINT DRIVE
SUITE 350
ROSEVILLE CA 95661

TI 916 782 7200
FI 916 773 3037

BORGESARCH.COM

ARCHITECTURE
PLANNING
INTERIORS
ARCHITECTURAL GROUP
Borges



PARKING SUMMARY				
TOTAL SITE	Spaces			
Standard	83			
Compact	6			
Accessible	8			
Parcels 18 & 19	Sq Ft	Parking Ratio	Required	Provided
TACO BELL	2,284	1/250	9	26
DUNKIN' DONUTS	2,500	1/250	10	26

Per PUD Guidelines Resolution 2004-056 FINAL

VICINITY MAP

FLOOR AREA RATIO (FAR)			
PARCEL #	PARCEL S.F.	BLDG S.F.	RATIO
#18	29,606 S.F.	2,486 S.F.	.08
#19	26,774 S.F.	2,284 S.F.	.09
#20	26,203 S.F.	5,720 S.F.	.218
#23	25,483 S.F.	5,720 S.F.	.224
COMBINED	108,066 S.F.	16,210 S.F.	.15

0 10' 20' 40'
1"=20'-0"

ARCHITECTURAL SITE PLAN

DATE: 04/22/2016
PROJECT NO.: 0071-A

SA-0.10

ATTACHMENT C
RESOLUTION NO. 2004-053

RESOLUTION NO. 2004-053

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JAN 2 7 2004

A RESOLUTION ADOPTING THE NOTICE OF DECISION AND FINDINGS OF FACT FOR NEGATIVE DECLARATION, MITIGATION MONITORING PLAN, AND THE INCLUSIONARY HOUSING PLAN FOR COLLEGE SQUARE, LOCATED AT THE SOUTHEAST CORNER OF BRUCEVILLE ROAD AND COSUMNES RIVER BOULEVARD, SACRAMENTO, CALIFORNIA.

(P00-147) (APN: 117-0182-001, 003, 024, 025, 028, 029, & 030)

WHEREAS, the City Council conducted a public hearing on the above date, concerning the above project and based on documentary and oral evidence submitted at the public hearing, the Council hereby adopts the Notice of Decision and Findings of Fact, as set forth herein.

NOTICE OF DECISION

At the regular meeting on the above date, the City Council heard and considered evidence in the above-entitled matter. Based on verbal and documentary evidence at said hearing, the Council took the following actions for the location listed above:

A. **Environmental Determination:** Environmental Impact Report;

B. Approved the **Mitigation Monitoring Plan;**

C. Approved the **Statement of Overriding Considerations;**

D. Approved the **inclusionary housing plan**

These actions were made based upon the following findings of fact:

FINDINGS OF FACT

A. **Environmental Impact Report:** The City Council certifies the Environmental Impact

---

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2004-053

DATE ADOPTED: JAN 2 7 2004

Report (the Environmental Impact Report is certified), based upon the following findings:

1. See **Exhibit 1A** of this Resolution

B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved based upon the following findings of fact:

1. One or more mitigation measures have been added to the above-identified project;

2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as **(Exhibit 1B);**

3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.

4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.

C. Statement of Overriding Considerations: The Statement of Overriding Considerations is approved based on the following findings of fact:

1. See **Exhibit 1A** of this Resolution

D. Inclusionary Housing Plan: The Inclusionary Housing Plan is approved based on the following findings of fact:

1. The plan implements the Housing Element of the General Plan and the Mixed Income Ordinance in that it provides for inclusion of housing affordable to low and very low income families.

2. The plan provides for on-site construction of ownership and rental units in the following quantities: 37 units (five percent of the project total) will be affordable to low income households, and 73 units (ten percent of the project total) will be affordable to very low income households.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2004-053

DATE ADOPTED: JAN 27 2004

3. The inclusionary units are proposed to be disbursed throughout the project site so as to avoid over-concentration of inclusionary units in compliance with Ordinance requirements.

4. The plan provides for an appropriate variety of unit sizes as required by the Ordinance in that the Planning Director, upon recommendation of the SHRA director, has determined that two and three bedroom units are appropriate for an ownership housing type in multi-family residential developments.

5. The conditions of approval provide that the exterior appearance of the inclusionary units be compatible with market rate units in that external building materials and finishes of the inclusionary units will be of the same type and quality as the market rate units.

6. The conditions of approval provide that the units shall comply with all applicable development standards.

7. The plan phases the construction of inclusionary units to ensure that each phase of market-rate units subject to the Mixed Income Ordinance will not be completed without the construction of the inclusionary units.

8. A condition has been placed on the Tentative Map to ensure recordation of the Inclusionary Housing Agreement prior to filing of the Final Map.

Heather Fargo
MAYOR

ATTEST:

CITY CLERK

P00-147

Attachments:

Exhibit 1A – CEQA Findings of Fact
Exhibit 1B – Mitigation Monitoring Plan
Exhibit 1C – Inclusionary Housing Plan

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2004-053

DATE ADOPTED: JAN 27 2004

Exhibit 1A – CEQA Findings of Fact

CEQA FINDINGS OF FACT
AND
STATEMENT OF OVERRIDING INTERESTS

FOR

COLLEGE SQUARE PROJECT
SACRAMENTO, CALIFORNIA

(State Clearinghouse Number 2002122088)

Prepared By:

Planning Division City of Sacramento
City of Sacramento Planning and Building Department

December 2003

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2004-053

DATE ADOPTED: JAN 27 2004

The City Council of the City of Sacramento does hereby find, determine, and resolve as follows:

I. CEQA FINDINGS

1. The City Council finds that the Environmental Impact Report for the College Square project (herein EIR) which consists of the Draft EIR, and Final EIR (Response to Comments) and Appendices, has been completed in accordance with the requirements of the California Environmental Quality Act (CEQA), and the State CEQA Guidelines.

2. The City Council certifies that the EIR was prepared, published, circulated and reviewed in accordance with the requirements of CEQA, and the State CEQA Guidelines, and constitutes an adequate, accurate, objective and complete Final Environmental Impact Report in accordance with the requirements of CEQA, and the State CEQA Guidelines.

3. The City Council certifies that the EIR has been presented to it and that the Planning Commission has reviewed it and considered the information contained therein prior to acting on the proposed project and that the EIR reflects the independent judgment and analysis of the City.

4. Pursuant to CEQA Guidelines Section 15093, and in support of its approval of the College Square project, the City Council hereby adopts the attached Findings of Fact and a Mitigation Monitoring Program to require all reasonably feasible mitigation measures be implemented.

II. PROCEDURAL FINDINGS

1. The City of Sacramento caused an Environmental Impact Report ("EIR") on the Project to be prepared pursuant to the California Environmental Quality Act, Public Resources Code, Section 21000 et seq. (CEQA), the CEQA Guidelines, Code of California Regulations, Title XIV, Section 15000 et seq.

2. A Notice of Preparation of the Draft EIR was filed with the Office of Planning and Research on December 17, 2002 and was circulated for public comment from December 17, 2002 to January 30, 2003.

3. A Notice of Completion (NOC) and copies of the Draft EIR were distributed to the State Clearinghouse on September 9, 2003, to those public agencies that have jurisdiction by law with respect to the Project, and to other interested parties and agencies. The comments of such persons and agencies were sought.

4. An official forty-five (45) day public review period for the Draft EIR was established by the State Clearinghouse. The public review period began on September 9, 2003.

5. A Notice of Availability (NOA) was distributed to all interested groups, organizations, and individuals on September 9, 2003, for the Draft EIR. The Notice of Availability stated that the City of Sacramento

---

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2004-053

DATE ADOPTED: JAN 27 2004

had completed the Draft EIR and that copies were available at the City of Sacramento, 1231 I Street, Room 300, Sacramento, California 95814. The letter also indicated that the official forty-five day public review period for the Draft EIR would end on October 23, 2003.

6. A public notice was placed in the Daily Recorder on September 9, 2003 which stated that the College Square Draft EIR was available for public review and comment. A public notice was posted with the Sacramento County Clerk/Recorder's Office on September 9, 2003. A public notice was also posted at the Sacramento City Hall on September 9, 2003.

7. Following closure of the public comment period, the Draft EIR was supplemented to incorporate comments received and the City's responses to said comments. The modifications to the College Square Draft EIR do not significantly change the EIR or the analysis. Therefore, in accordance with CEQA Guidelines, Section 15088.5, recirculation of the EIR is not required.

8. Following notice duly and regularly given as required by law, and all interested parties expressing a desire to comment thereon or object thereto having been heard, the EIR and comments and responses thereto having been considered, the City Council makes the following determinations:

   A. The EIR consists of the Draft EIR, and Final EIR (Responses to Comments) and appendices.

   B. The EIR was prepared and completed in compliance with CEQA.

   C. The EIR has been presented to the City Council which reviewed and considered the information therein prior to acting on the College Square project, and they find that the EIR reflects the independent judgment and analysis of the City of Sacramento.

9. The following information is incorporated by reference and made part of the record supporting these findings:

   A. The Draft and Final EIR and all documents relied upon or incorporated by reference as listed in Chapter 12, References, of the College Square Draft EIR.

   B. The Mitigation Monitoring Plan dated December 2003.

   C. Testimony, documentary evidence and all correspondence submitted or delivered to the City in connection with the Planning Commission hearing on this project and associated EIR.

   D. All staff reports, memoranda, maps, letters, minutes of meetings and other documents relied upon or prepared by City staff relating to the project (e.g. references contained in Chapter 12 of the DEIR), including but not limited to, City of Sacramento General Plan and the Draft and Final EIR for the City of Sacramento General Plan Update.

III. FINDINGS OF FACT REGARDING THE ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED COLLEGE SQUARE PROJECT

The Environmental Impact Report for the College Square project, prepared in compliance with the California Environmental Quality Act, evaluates the potentially significant and significant adverse environmental impacts that could result from adoption of the project or alternatives to the project.

The subject project is located in the southern part of the City of Sacramento, at the southeast corner of

Cosumnes Boulevard and Bruceville Road (APNs 117-0182 -001,003,0019,020,021,024,025,028,029, and 030; 117-0184-001 and 002). The project consists of mixed-use development including residential, commercial and office. This would include 724 multi-family units and approximately 270,300 square feet of commercial/office space. The project also includes extension of West Stockton Blvd. through the project site to Bruceville Road, including widening

Because the EIR indicates that implementation of the project (or project alternatives) would result in certain adverse impacts, the City is required under CEQA and the State to make certain findings with respect to these impacts. The required findings appear in the following sections of this document. This document lists all identified potentially significant and significant impacts of the project, as identified in the EIR. The following identifies the significant impacts that can be avoided due to implementation of mitigation measures and the significant impacts that cannot be avoided. These findings are supported by substantial evidence in the record of proceedings before the City as stated below.

1. SIGNIFICANT IMPACTS WHICH CAN BE AVOIDED IN THE EIR

As authorized by Public Resources Code Section 21081 and Title 14, California Administrative Code ' 15091(a)(1), the City finds that changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant environmental impacts listed above as identified in the EIR. The City further finds that this change or alteration in the project is within the jurisdiction of the City to require, and that this measure is appropriate and feasible.

In this section of the Findings of Fact for the proposed College Square, the City, as authorized by Public Resources Code Section 21081 and Title 14, California Administrative Code Sections 15091, 15092, and 15093, identifies the significant impacts that can be reduced through mitigation measures to a less-than-significant level. These mitigation measures are hereby incorporated into the description of the project and their implementation will be tracked through the College Square Mitigation Monitoring Program.

These findings are supported by substantial evidence in the record.

1. Impact 6.2-1: Bruceville Road/Cosumnes River Boulevard – Base Year

a. Potentially Significant Impact

The addition of the proposed project and Park-and-Ride Alternative would add more than 5 seconds of delay to a.m. and p.m. (LOS D) operations, resulting in a significant impact.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the following mitigation measure provided in the College Square EIR:

6.2-1 Improve the northbound approach of Bruceville Road/Cosumnes River Boulevard intersection to provide an exclusive left-turn lane, two through lanes and an exclusive right turn lane.

2. Impact 6.2-2: Bruceville Road/Cosumnes River College Driveway – Base Year

a. Potentially Significant Impact

The addition of the proposed project and Park-and-Ride Alternative would degrade intersection operations from LOS A to LOS F during the p.m. peak hour, resulting in a significant impact.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the following mitigation measure provided in the College Square EIR:

6.2-2 Install a traffic signal at the intersection of Bruceville Road/Cosumnes River College Driveway and improve the southbound approach to provide a single through lane and exclusive right-turn lane.

3. Impact 6.2-3: Bruceville Road/Timberlake Way/Alpine Frost Drive – Year 2025

a. Potentially Significant Impact

The addition of the proposed project would degrade operations from LOS C to LOS D during the p.m. peak hour, resulting in a significant impact.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the following mitigation measure provided in the College Square EIR:

6.2-3 Provide an exclusive right-turn lane on the northbound approach to the Bruceville Road/Timberlake Way/Alpine Frost Drive intersection if not built by others.

4. Impact 6.2-4: Bruceville Road/Cosumnes River Boulevard – Year 2025

a. Potentially Significant Impact

The addition of the proposed project and Park-and-Ride Alternative would add more than 5 seconds of delay to a.m. and p.m. (LOS F) operations, resulting in a significant impact

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the following mitigation measure provided in the College Square EIR:

6.2-4 Provide a third left-turn lane on the westbound approach to the Bruceville Road/Cosumnes River Boulevard intersection

5. Impact 6.2-6: Driveway 7

a. Potentially Significant Impact

The addition of the proposed project and Park-and-Ride Alternative would result in a maximum queue of 100 feet, which would exceed the provided storage of 50 feet, resulting in a significant impact.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the following mitigation measure provided in the College Square EIR:

6.2-6 In addition to relocating Driveway 7, as discussed in Section 6.2, reconfigure the drive aisle to provide 100-foot minimum of storage between West Stockton Boulevard and the internal circulation aisle.

6. Impact 6.2-7: North-South Road/West Stockton Boulevard Storage Requirements

a. Potentially Significant Impact

The addition of the proposed project would result in a 95th percentile queue of 360 feet for the eastbound left-turn movement during the p.m. peak hour, which would exceed the provided storage of 100 feet. In addition, the 95th percentile queue for the northbound left-turn movement (250 feet) during the p.m. peak hour would extend past the driveways on the west side of the North-South Road, which would restrict vehicles from exiting, resulting in a significant impact.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the following mitigation measure provided in the College Square EIR:

6.2-7 Extend the eastbound left-turn pocket to provide 250 feet of storage and provide an additional 150-foot left-turn ingress lane at the driveway immediately west of the North-South Road (Driveway 4).

Provide a left-turn lane, a through lane, and an exclusive right-turn lane on the southbound approach.

Relocate the two driveways on the west side of the North-South Road 50 feet to the south, OR replace the driveways with one driveway opposite to the Child Care facility driveway.

7. Impact 6.4-1: Short-Term Construction Noise

a. Potentially Significant Impact

The simultaneous operation of onsite construction equipment could potentially result in combined intermittent noise levels of approximately 93 dBA at 50 feet from the project site. Based on these equipment noise levels and assuming a noise attenuation rate of 6 dBA per doubling of distance from the source to receptor, exterior noise levels at the sensitive receptors located within approximately 2,300 feet of the project site could potentially exceed 60 dBA without feasible noise control. Construction operations that occur between the hours of 7 a.m. and 6 p.m. Monday through Saturday and 9 a.m. and 6 p.m. on Sunday are exempt from the applicable standards. However, if construction operations were to occur during the noise-sensitive hours of 6 p.m. to 7 a.m. Monday through Saturday or 6 p.m. to 9 a.m. on Sunday, the applicable noise standards could potentially be exceeded at nearby noise-sensitive receptors (i.e., senior housing northwest of the project site, single-family residential units south of the project site). In addition, construction operations occurring during the evening and nighttime hours could result in annoyance and/or sleep disruption to occupants of the nearby residential dwellings. A significant impact could occur.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the following mitigation measure provided in the College Square EIR:

6.4-1 To the extent feasible, construction equipment shall be properly maintained and equipped with noise control, such as mufflers and shrouds, in accordance with manufacturers' specifications.

Construction operations involved with the proposed project shall be limited to the hours between 7 a.m. and 6 p.m. Monday through Saturday and 9 a.m. and 6 p.m. on Sunday. During such hours, these activities are exempt from the noise levels identified in the applicable standards

8. Impact 6.4-2 Long-Term Area and Stationary Source Noise

a. Potentially Significant Impact

Loading area noise from the commercial uses proposed within the northwest portion of the project site could exceed both the daytime and nighttime outdoor stationary source noise thresholds for stationary noise sources of 55 dBA daytime and 50 dBA nighttime at the senior housing. This would represent a significant impact.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the following mitigation measure provided in the College Square EIR:

6.4-2 Loading activities (loading, unloading, truck movement and idling) at the proposed drug store shall occur on the southeast rather than the northwest side of the drug store building. Alternatively, the loading area for the proposed drug store shall be enclosed by a noise wall designed in conjunction with a noise consultant, and/or some other solution shall be identified by a noise consultant, to avoid significant loading activity noise impacts on the senior housing north of Cosumnes River Boulevard.

- Landscape maintenance (use of leaf blowers and lawn mowers) within the portion of the proposed commercial uses located north of the northernmost Bruceville driveway shall be limited to the use of electric- rather than fuel-powered equipment.

- At the time of submittal of the special permits for each of the individual project components, when the exact project design would be known, a detailed analysis of noise reduction requirements must be made by an acoustical engineer. Required noise reduction features included in the project design that would most effectively comply with the City of Sacramento and the State of California maximum acceptable interior and exterior noise levels for new development and the City's noise ordinance standards with respect to existing noise-sensitive receptors. Such noise reduction requirements may include, but are not necessarily limited to wall construction with resilient channels, staggered studs or double-stud walls, use of dual-glazed windows with laminated glass, limitation of the number and size of windows along walls located close to major noise sources, grouting or caulking to ensure exterior

construction joist are air-tight, and the construction of soundwalls or berms.

9. Impact 6.5-2 Drainage

a. Potentially Significant Impact

The project applicant has proposed two alternatives for the proposed storm drain system. Alternative 1 would size the proposed storm drain facilities assuming detention within the 54-acre up-stream, off-site portion of watershed #1 (i.e., be designed with less capacity). Alternative 2 would size the proposed storm drain facilities assuming no upstream detention (i.e., be designed with greater capacity). Implementing Alternative 1 without the upstream detention could result in on-site or downstream flooding which would represent a significant impact.

b. Facts in Support of Finding

6.5-2: The project applicant shall size the proposed Bruceville Road trunk storm drain, West Stockton Boulevard storm drain, and the outfall to Union House Creek assuming no onsite detention within the parcels upstream of the project site within Watershed #1 (i.e., implement the larger pipes as called for under the Alternative 2 storm drain system).

10. Impact 6.7-1 Light and Glare Impacts during Construction

a. Potentially Significant Impact

If construction site security lighting were to be located close to the existing residences or along SR 99, it could result in a significant impact.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the following mitigation measure provided in the College Square EIR:

6.7-1: To the degree possible, the project applicant and construction contractors shall locate lit construction sites and construction storage areas away from existing adjacent residential uses and the SR 99 frontage. All construction security lighting shall be shielded, focused downward, and focused away from residential areas and public streets.

11. Impact 6.7-2 Light Impacts on Existing Sensitive Land Uses (Operation

a. Potentially Significant Impact

The lack of proposed vegetative or other visual screening along the southern boundary of the project site could result in a potentially significant light impact to the existing residences to the south.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the following mitigation measure provided in the College Square EIR:

6.7-2: The project applicant shall ensure that the landscaping concepts shown in the landscape plan are extended to the residential component of the project and that the southern boundary of the project receives the same landscape treatment as shown in the landscape plan along the eastern, northern, and western boundaries of the project site. The project applicant also shall ensure that all project lighting is shielded, focused downward, and focused away from residential areas and public streets. Finally, the project lighting shall comply with all other applicable requirements of the City's Zoning Ordinance and other light regulations

12. Impact 6.9-1 Loss of Burrowing Owl

a. Potentially Significant Impact

If burrowing owls are present in construction areas, occupied burrows could be destroyed under the proposed project and the development alternatives. This would represent a significant impact.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the following mitigation measure provided in the College Square EIR:

6.9-1: The project applicant shall undertake the following:

1. Prior to construction activity, focused pre-construction surveys would be conducted by a qualified biologist for burrowing owls where suitable habitat is present within 250 feet of the proposed construction areas. Surveys would be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys would be conducted in accordance with CDFG protocol.

2. If no occupied burrows are found on the project site, a letter report documenting survey methods and findings prepare by the qualified biologist would be submitted to CDFG for review and approval, and no further mitigation would be necessary.

3. If occupied burrows are found, impacts to them would be avoided by providing a construction buffer of 165 feet during the non-breeding season (September 1 through January 31) or 250 feet during the breeding season (February 1 through August 31). If construction occurs during the breeding season, the applicant would ensure that a minimum of 6.5 acres of contiguous foraging habitat is available surrounding the occupied burrowing owl nest burrow.

4. If adverse affects to occupied burrows (direct removal or construction within the buffer zone as defined in #3 above) are unavoidable, onsite passive relocation techniques approved by CDFG would be used to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows would be disturbed during the nesting season unless a qualified biologist verifies through non-invasive methods that juveniles from the occupied burrows are foraging independently and are capable of independent survival. Mitigation for foraging habitat for relocated pairs would follow guidelines provided in the California Burrowing Owl Consortium Guidelines (1993) which range from 6.5 to

19.5 acres per pair

13. Impact 6.9-2 Removal of Swainson's Hawk Foraging and Nesting Habitat

a. Potentially Significant Impact

Approximately 63 acres of grassland and seasonal wetland habitat that provide foraging habitat for Swainson's hawk would be removed as a result of the implementation of the proposed project or development alternatives. In addition, several trees which provide marginal Swainson's hawk nesting habitat would be removed under the proposed project and each of the development alternatives. While abundant foraging and nesting habitat still occur in the surrounding areas, habitat for this species is being removed at a rapid rate. A significant impact would occur.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the following mitigation measure provided in the College Square EIR:

6.9-2: In order to reduce the impacts of the loss of foraging and nesting habitat for Swainson's hawk, the following mitigation measures shall be implemented by the project applicant.

For foraging impact: The following mitigation ratios were taken from the CDFG Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California, November 1994.

1. Preserve similar habitat within a 10-mile radius of the project site to be protected through fee title or conservation easement acceptable to CDFG through the payment of fees to a Swainson's hawk foraging habitat mitigation bank. Preservation ratios are as follows:
    - 0.5 acres preserved for every acre lost if project site is located between 5 and 10 miles from a nest.
    - 0.75 acres preserved for every acre lost if project site is located between 1 and 5 miles from a nest.
    - acres preserved for every acre lost if project site is located within 1 mile of a nest.

For nesting impact:

2. Pre-construction surveys shall be conducted by a qualified biologist to identify active nests within ½ mile of the project site. The surveys shall be conducted no less than 14 days and no more than 30 days prior to the beginning of construction of each phase of the proposed project. To the extent feasible, guidelines provided in the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the Central Valley shall be followed.
    - If nests are not found, no further mitigation would be required.
    - If active nests are found, construction should not occur within 0.5 mile of the active nest during the breeding season (March 1 – September 15).

- If construction must occur during these months, the nests would be protected by establishing appropriate buffers around each nest. CDFG guidelines recommend implementation of 0.25- or 0.5-mile buffers, but the size of the buffer may be adjusted if a qualified biologist and CDFG determine it would not be likely to adversely affect the nest. No project activity shall commence within the buffer area until a qualified biologist confirms that the nest is no longer active. Monitoring of the nest by a qualified biologist may be required if the activity could adversely affect the nesting Swainson's hawk.

14. Impact 6.9-3: Loss of Jurisdictional Waters of the United States

a. Potentially Significant Impact

Construction of the project would result in the removal of 4.9 acres of wetlands, including 2.5 acres of vernal pools and 2.4 acres of seasonal marsh/wetland, and would have indirect effects on 1.85 acres of constructed wetland and 0.29 acre of seasonal marsh that occur just offsite. The indirect effects would be associated with diversion of natural surface flow into the offsite wetlands which are known to contain federally listed invertebrates. The above would represent a significant impact.

These wetland areas also provide potential habitat for California linderiella and Midvalley fairy shrimp, both federal species of special concern. As a result of this project or the development alternatives, a total of 4.9 acres of habitat for special-status invertebrates would be removed/filled and 2.14 acres of wetlands (offsite) would be indirectly impacted. The onsite habitat would become unsuitable for invertebrates as a result of the proposed action and the offsite habitat would become less suitable. This loss of this habitat would be considered a significant impact.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the following mitigation measure provided in the College Square EIR:

6.9-3 To mitigate direct and indirect impacts on wetlands, a minimum of 11.35 acres of wetlands shall be created and 16.28 acres of wetland shall be preserved by the project applicant.

An individual permit for discharge activities into jurisdictional waters of the United States, including wetlands, is required from the USACE under Section 404 of the Clean Water Act to fill onsite wetlands. In addition, Regional Water Quality Control Board Certification is required, pursuant to Section 401 of the Clean Water Act.

The applicant shall consult with the ACOE to determine if there are additional jurisdictional wetlands on the site. Any required permitting (individual permit, written authorization under a Nationwide permit or a written statement that no further action is required) shall be obtained prior to the development of the site. Implementation of any ACOE mitigation measures may be phased with the project in accordance with the ACOE permit conditions.

12. Impact 6.9-7: Disturbance of Raptor Nests

a. Potentially Significant Impact

Grassland and approximately 10 trees that could provide raptor nest habitat would be removed with the implementation of the proposed project and development alternatives. Disturbance to nesting raptors would be considered a significant impact.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the following mitigation measure provided in the College Square EIR:

6.9-7: The following measures shall be implemented by the project applicant to reduce potential impacts to active raptor nests to a less-than-significant level:

1. To the extent feasible, all grading and tree removal shall occur outside the raptor nesting season (September to January). If grading or tree removal is avoided during the raptor nesting season, no further mitigation shall be necessary. This measure applies to any heavy equipment activities that would occur within 500 feet of trees in or adjacent to the project site.

2. If grading or tree removal is proposed to take place during the raptor nesting season, a focused survey for raptor nests shall be conducted by a qualified biologist during the nesting season to identify active nests on the project site. The survey would be conducted no more than 30 days prior to the beginning of grading or tree removal. The results of the survey would be summarized in a written report to be submitted to CDFG and the City of Sacramento Planning Department prior to the beginning of grading.

3. If active nests are found, no remediation or other construction activity shall take place within 500 feet of the nest until the young have fledged (as determined by a qualified biologist). If no active nests are found during the focused survey, no further mitigation would be required.

13. Impact 6.9-8 Loss of Heritage Trees

a. Potentially Significant Impact

A tree survey shall be conducted on the project site to determine if heritage trees are present as defined by the City of Sacramento Heritage Tree Ordinance. If no heritage trees are present onsite, no further mitigation is required.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the following mitigation measure provided in the College Square EIR:

6.9-8 If heritage trees are present onsite, preserve the trees by installing temporary fencing 5 feet beyond the drip line of protected trees to minimize disturbance to the trees and their root zones in accordance with the Sacramento City Code, Chapter 12.64 Heritage Trees. Fences shall be maintained until all project activities are complete. No grading, trenching, or movement of heavy equipment shall occur within fenced areas.

If removal of the heritage trees or construction within 5 feet of the drip line cannot be avoided, a permit under Chapter 12.64.050 of the Heritage Tree Ordinance shall be obtained. All requirements of the permit shall be implemented.

14. Impact 6.9-10 Cumulative Impacts on Biological Resources

a. Potentially Significant Impact

The proposed project would result in significant biological resources impacts before mitigation associated with loss of burrowing owl, removal of Swainson's hawk nesting and foraging habitat, loss of jurisdictional Waters of the U.S., loss of habitat for vernal pool invertebrates, disturbance of raptor nests, and loss of heritage trees. These impacts would be reduced to less-than-significant levels with implementation of the mitigation recommended in this section.

Given the presence of the above listed biological resources in the vicinity of the project site, the South Sacramento Community Plan (SSCP) area, and the greater City of Sacramento, it is anticipated that cumulative development within these areas would significantly impact the above listed biological resources before mitigation, but that on a project-by-project basis, some or all of these impacts could be avoided. Still, cumulative development within the vicinity of the project site, the SSCP area, and the greater City of Sacramento would result in a large net reduction in listed species, sensitive species, the habitats of listed species and sensitive species, wetlands, waters of the United States and the State, and heritage trees. A significant unavoidable cumulative impact could occur.

b. Facts in Support of Finding

Cumulative development should implement Mitigation Measures **6.9-1, 6.9-2, 6.9-3, 6.9-7 and 6.9-8**, and should conduct rare plant surveys and implement required mitigation.

15. Impact 6.10-2: Undiscovered Archaeological Resources

a. Potentially Significant Impact

There exists the possibility for the presence of undiscovered archaeological resources on the project site. Development would require grading and excavation that could disturb or damage any as-yet-undiscovered cultural resource that may be present at the project site. A significant impact could occur. The degree of the impact would likely be similar between the proposed project and the development alternative because a similar area would be disturbed under each.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the following mitigation measure provided in the College Square EIR:

Future development on the project site shall comply with the following measures:

- If subsurface prehistoric or historical archaeological remains are identified during construction, work in the affected areas shall immediately stop until the find can be evaluated by a qualified archaeologist. If the find is determined to be of significance, mitigation shall consist of avoidance, and/or mitigation through data recovery.

In accordance with §7050.5 of the Health and Safety Code and §5097.94 and §5097.98 of the Public Resources Code, if human remains are discovered at the project site during excavation, work shall immediately stop at the construction site, the county coroner shall be contacted, and the Native American Heritage Commission shall be contacted. If the remains are determined to be Native American in origin, they shall be left intact, and the most likely descendants shall be notified.

16. Impact 6.11-1 Hazardous Materials – Soil Contamination

a. Potentially Significant Impact

The Phase I Environmental Site Assessment (ESA) conducted for the project indicates that there is no documented known or suspected soil contamination at the project site. However, there is the potential that as of yet undiscovered soil contamination may exist at the site which could be unearthed during construction-related earth-moving activities and potentially expose persons to contamination. Any exposure of people to contaminated soil during construction is considered a significant impact.

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the following mitigation measure provided in the College Square EIR:

6.11-1 If discolored soil, storage tanks or other evidence of potential soil contamination is unearthed during construction-related earth work, or if noxious odors are encountered during said earth work, construction activities shall immediately cease at the construction site. A qualified environmental consultant shall collect and analyze soil samples from the construction site. If contaminants are identified in the samples, the applicant shall coordinate with the Sacramento County EMD for direction on appropriate remediation measures and procedures prior to the commencement of construction activities.

17. Impact 6.11-3 Hazardous Materials – Cumulative Impacts

a. Potentially Significant Impact

Cumulative development in conjunction with the proposed project could increase the potential exposure hazard to unknown preexisting contaminants. If Phase I ESAs are not prepared for this cumulative development, and if any mitigation measures identified in these ESAs that are required to avoid potential exposure hazards to any preexisting hazardous contamination are not implemented, a potentially significant impact could occur

b. Facts in Support of Finding

The potentially significant impact listed above would be reduced to a less-than-significant level with the following mitigation measure provided in the College Square EIR:

6.11-2 The applicants of the cumulative projects shall have prepared Phase I Environmental Site Assessments (ESAs) for their projects and shall implement any mitigation measures recommended in those ESAs to avoid potential exposure hazards to any preexisting hazardous materials contamination on the cumulative development sites.

3. SIGNIFICANT IMPACTS WHICH CANNOT BE AVOIDED

In this section of the Findings of Fact for the proposed College Square, the City identifies the significant impacts that cannot be reduced through mitigation measures to a less-than-significant level.

1. Impact 6.2-5: SR 99 Southbound Off-Ramp/Cosumnes Boulevard – Year 2025

a. Significant and Unavoidable Impact

The addition of the proposed project and Park-and-Ride Alternative would add more than 5 seconds of delay to a.m. (LOS D) and p.m. (LOS E) operations, resulting in a significant impact.

b. Facts in Support of Finding

Provide an additional right-turn lane on the SR 99 southbound off-ramp to Cosumnes River Boulevard.

To implement this mitigation measure, Caltrans approval is required and additional right-of-way to construct a bridge may be needed. Because the applicant has no control over right-of-way, this measure is infeasible.

2. **Impact 6.3-1: Short-Term Construction Emissions of ROG, NO_X, and PM_{10}**

a. Significant and Unavoidable Impact

Construction of 724 residential units and 270,256 square feet of commercial and office space would temporarily generate emissions of ROG, NO_X, and PM_{10} due to site grading and excavation, paving, application of architectural coatings, motor vehicle exhaust associated with construction equipment and employee commute trips, material transport (especially on unpaved surfaces), and other construction operations.

The site preparation phase for the proposed project would result in unmitigated daily emissions of approximately 8.66 pounds per day (lbs/day) of ROG, 59.11 lbs/day of NO_X, and 125.41 lbs/day of PM_{10}. The actual construction of the proposed project would result in unmitigated daily emissions of approximately 203.60 lbs/day of ROG, 508.01 lbs/day of NO_X, and 31.92 lbs/day of PM_{10}.

Daily unmitigated emissions of NO_X would exceed the SMAQMD's significance threshold of 85 lbs/day. In addition, because the Sacramento County portion of the SVAB is currently designated as non-attainment for the state and national ambient ozone and PM_{10} standards, construction emissions of ozone precursors (ROG and NO_X) and PM_{10} would potentially contribute to a violation in the NAAQS and CAAQS. As a result, project construction-generated emissions, would be considered to have a significant, short-term air quality impact.

b. Facts in Support of Finding

In accordance with the recommendations of the SMAQMD, the applicant shall implement the following mitigation measures to reduce temporary construction emissions. In addition to the mitigation measures identified below, construction of the proposed project is required to comply with all applicable SMAQMD rules and regulations, specifically Rule 403 regarding fugitive dust, Rule 442 regarding architectural coatings, and Rule 453 regarding asphalt paving. The applicant shall also submit to the SMAQMD a Construction Emission/Dust Control Plan and receive approval prior to groundbreaking.

To reduce NO_X and visible emissions from heavy-duty diesel equipment the following measures are recommended by the SMAQMD:

- The project shall provide a plan for approval by the City of Sacramento and SMAQMD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, would achieve a project wide fleet-average 20% NO_X reduction and 45% particulate reduction compared to the most recent California ARB fleet average at the time of construction; and the project representative shall submit a comprehensive inventory of all off-road construction equipment, equal to or greater

than 50 horsepower, that would be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction operations occur. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the City of Sacramento and SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and onsite foreman. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, particulate matter traps, engine retrofit technology, after-treatment products, and/or other options as they become available.

- The project shall ensure that emissions from off-road diesel powered equipment used on the project site do not exceed 40% opacity for more than three minutes in any one hour. Any equipment found to exceed 40% opacity (or Ringlemann 2.0) shall be repaired immediately, and the City of Sacramento and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction operations occur. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The City of Sacramento and SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. The above recommendations shall not supercede other SMAQMD or state rules and regulations.

- The primary contractor shall be responsible to ensure that all heavy-duty equipment is properly tuned and maintained, in accordance with manufacturers' specifications.

To reduce fugitive dust emissions, in compliance with Rule 403, the following mitigation measures are recommended by the SMAQMD:

- All disturbed areas, including storage piles that are not being actively used for construction purposes shall be effectively stabilized of dust emissions using water, a chemical stabilizer or suppressant, or vegetative ground cover.

- All onsite unpaved roads and offsite unpaved access roads shall be effectively stabilized of dust emissions using water or a chemical stabilizer or suppressant.

- When materials are transported offsite, all material shall be covered, effectively wetted to limit visible dust emissions, or maintained with at least 6 inches of freeboard space from the top of the container.

- All operations shall limit or expeditiously remove the accumulation of project-generated mud or dirt from adjacent public streets at least once every 24 hours when operations are occurring.

- Following the addition of materials to, or the removal of materials from, the surfaces of outdoor storage piles, the storage piles shall be effectively stabilized of fugitive dust emissions using sufficient water or a chemical stabilizer/suppressant.

- Onsite vehicle speeds on unpaved roads shall be limited to 15 mph.

- Wheel washers shall be installed for all trucks and equipment exiting from unpaved areas or wheels shall be washed manually to remove accumulated dirt prior to leaving the site.

- Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from adjacent project areas with a slope greater than 1%.

- Excavation and grading activities shall be suspended when winds exceed 20 mph.
- The extent of areas simultaneously subject to excavation and grading shall be limited, wherever possible, to the minimum area feasible.

Implementation of the above recommended mitigation measures would result in a 20% reduction in NO_X emissions and a 45% reduction visible emissions from heavy-duty diesel equipment. In addition, compliance with Rule 403 would result in a 75% reduction in fugitive dust emissions. However, daily construction emissions associated with the proposed project and each of the development alternatives would still exceed the SMAQMD's significance threshold of 85 lbs/day for NO_X and thus would potentially contribute to a violation in the NAAQS and CAAQS.

3. Impact 6.3-2: Long-Term Regional (Operational) Emissions of ROG, NO_X, and PM_{10}

a. Significant and Unavoidable Impact

The operation of the proposed project would result in unmitigated long-term regional emissions of approximately 197.88 lbs/day of ROG, 165.61 lbs/day of NO_X, and 82.42 lbs/day of PM_{10}.

Implementation of the proposed project would require General Plan Amendments and Rezoning to permit the proposed land uses. According to the transportation analysis, the operation of the proposed project would result in more vehicle trips and VMT than if the project site was developed under the current designation. Thus, an increase in VMT, which would lead to an increase in mobile source emissions, may conflict with the SMAQMD's air quality planning efforts. Consequently, an increase in VMT beyond projections in local plans could potentially result in a significant adverse incremental effect on the region's ability to attain and/or maintain state and national ambient air quality standards.

Daily unmitigated emissions of ROG and NO_X would exceed the SMAQMD's significance threshold of 65 lbs/day. Thus, because the Sacramento County portion of the SVAB is currently designated as non-attainment for the state and national ambient ozone and PM_{10} standards, regional emissions of ozone precursors (ROG and NO_X) and PM_{10} would potentially contribute to a violation in the NAAQS and CAAQS. In addition, implementation of the proposed project may conflict with applicable air quality plans. A significant impact would occur.

b. Facts in Support of Finding

In accordance with the recommendations of the SMAQMD, the applicant shall implement the following mitigation measures to reduce long-term regional area- and mobile-source emissions of ROG, NO_X, and PM_{10}.

- Orient buildings north/south
- All electric landscape maintenance equipment
- Central water heaters
- Increase insulation beyond Title 24
- Provide street artwork and furniture
- Provide transit shelters, benches, etc.

- Provide route signs and displays
- Provide pedestrian signalization and signage
- Provide articulated storefronts (display windows for visual interest)
- Do not place long uninterrupted walls along pedestrian access routes
- Provide secure bike parking
- Provide employee lockers and showers
- Provide compressed work schedule (e.g. 9/80)

Implementation of the above recommended mitigation measures would reduce long-term regional emissions. However, daily mitigated emissions of ROG and NO_X would still exceed the SMAQMD's significance threshold of 65 lbs/day and thus would potentially contribute to a violation in the NAAQS and CAAQS under the proposed project.

4. Impact 6.3-3: Local Mobile Source Carbon Monoxide Concentration Emissions

a. Significant and Unavoidable Impact

Implementation of the proposed project would result in maximum 1-hour and 8-hour CO concentrations of 60.4 ppm and 36.2 ppm at the Bruceville Road/Cosumnes River Boulevard intersection. This would exceed the state 1-hour or 8-hour CO ambient air quality standards of 20 parts per million (ppm) or 9 ppm, respectively. A significant impact would occur.

b. Facts in Support of Finding

Implementation of the recommended mitigation measures identified in the traffic section of the EIR (Section 6.2) would reduce local mobile source emissions. However, local mobile source CO would still be anticipated to result in or contribute to CO concentrations that exceed the state 1-hour or 8-hour CO ambient air quality standards of 20 parts per million (ppm) or 9 ppm, respectively.

5. Impact 6.3-7: Cumulative Air Quality Impacts

a. Significant and Unavoidable Impact

Implementing the proposed project would result in significant air quality impacts before mitigation associated with short-term construction emissions, long-term regional emissions, and local mobile source carbon monoxide concentration emissions. These would be reduced but would remain significant after mitigation.

b. Facts in Support of Finding

The project should implement Mitigation Measures 6.3-1, 6.3-2, and 6.3-3. These mitigation measures would reduce cumulative air quality impacts, but not to less-than-significant levels

6. Impact 6.4-3: Long Term Mobile Source Noise

a. Significant and Unavoidable Impact

The project would result in a noticeable increase in traffic noise along (1) West Stockton Boulevard between the project site and Shasta Avenue; and (2) West Stockton Boulevard between Shasta Avenue and Jacinto Road. In addition, truck traffic from delivery to and from the nonresidential land uses on the local roadways (West Stockton Boulevard) could result in noise levels that exceed the applicable threshold due to tire/pavement contact, brake application, engine and exhaust noise. These increases in traffic noise along segments of West Stockton Boulevard would adversely impact the existing residences along West Stockton Boulevard from the southern boundary of the project site to Jacinto Road, and the proposed residential units along Stockton Boulevard and adjacent to the commercial, office and child care uses proposed along the south side of West Stockton Boulevard. A significant impact would occur.

b. Facts in Support of Finding

Onsite truck traffic and associated loading area operations shall be limited to the less noise-sensitive daytime hours of 6:00 a.m. to 8:00 p.m. Monday through Friday or 7:00 a.m. to 8:00 p.m. on Saturday and Sunday.

At the time of submittal of the special permits for each of the individual project components, when the exact project design would be known, a detailed analysis of noise reduction requirements must be made by an acoustical engineer. Required noise reduction features included in the project design that would most effectively comply with the City of Sacramento and the State of California maximum acceptable interior and exterior noise levels for new development and the City's noise ordinance standards with respect to existing noise-sensitive receptors. Such noise reduction requirements may include, but are not necessarily limited to wall construction with resilient channels, staggered studs or double-stud walls, use of dual-glazed windows with laminated glass, limitation of the number and size of windows along walls located close to major noise sources, grouting or caulking to ensure exterior construction joist are air-tight, and the construction of soundwalls or berms.

Because the project applicant does not have control of offsite parcels, the development of a noise wall along the west side of West Stockton Boulevard from the southern boundary of the project site to Jacinto Road, which would be required to avoid significant project traffic noise impacts on the existing residences along this segment of West Stockton Boulevard, is not possible.

7. **Impact 6.4-4: Compatibility of the Proposed Land Uses with Projected Onsite Noise Levels**

a. Significant and Unavoidable Impact

The nearest proposed onsite sensitive noise receptors to SR 99 would be the proposed senior housing to be located in the southeast corner of the project site. This housing would be located within approximately 60 feet, and well within the 70 dBA noise contour of SR 99 (which would extend approximately 500 feet into the eastern portion of the project site. The maximum interior and exterior noise levels for new multifamily land uses are 45 dB and 60 dB in common outdoor use areas. Based on the above, noise from SR 99 would exceed the City's acceptable noise exposure standards. This would represent a significant impact.

The nearest proposed onsite sensitive noise receptors to Bruceville Road would be the proposed multifamily housing to be located in the southwest portion of the project site. This housing would be located within approximately 20 feet, and within the well within the 70 dBA noise contour of Bruceville Road (which would extend approximately 102 feet into the western portion of the project site. The maximum acceptable interior and exterior noise levels for new multifamily land uses are

45 dB and 60 dB in common outdoor use areas. Based on the above, noise from Bruceville Road would exceed the City's normally acceptable noise exposure standard. This would represent a significant impact.

b. Facts in Support of Finding

At the time of submission of the special permits for each of the individual project components, when the exact project design would be known, a detailed analysis of noise reduction requirements must be made by an acoustical engineer. Required noise reduction features included in the project design that would most effectively comply with the City of Sacramento and the State of California maximum acceptable interior and exterior noise levels for new development. Such noise reduction requirements measures could include, but are not necessarily limited to wall construction with resilient channels, staggered studs or double-stud walls, use of dual-glazed windows with laminated glass, limitation of the number and size of windows along wall located close to major noise sources, grouting or caulking to ensure exterior construction joist are air-tight, and the construction of soundwalls or berms.

Even with implementation of the above mitigation, exterior noise levels at the proposed on-site senior housing and multifamily residential uses, especially along SR 99, would still likely exceed City noise compatibility standards, especially at the upper stories.

8. 6.4-5 Noise Impacts (Cumulative)

a. Significant and Unavoidable Impact

The anticipated cumulative increases in short-term construction noise and long-term area and stationary sources noise is more problematic in that feasible mitigation is usually available to mitigate this type of noise given the low rise and nonindustrial nature of the type of cumulative development that would occur in the area. Without appropriate mitigation, cumulative development in the area could potentially result in significant short-term construction noise and long-term area and stationary sources noise. However, it is anticipated that adequate mitigation would be provided during the CEQA review of these cumulative projects to result in an overall less-than-significant cumulative impact.

Because of the proximity of the local area to major long-term mobile noise sources (i.e., SR 99, Cosumnes River Boulevard, Bruceville Road), and because cumulative development would result in an increase in traffic volumes and associated traffic noise from these sources, it is anticipated the cumulative long-term mobile source noise and noise compatibility impacts on existing and proposed future noise-sensitive land uses in the area would represent a significant and unavoidable cumulative impact. The proposed project would contribute to this impact.

b. Facts in Support of Finding

Cumulative development should implement Mitigation Measures 6.4-1 through 6.4-4 to the extent that these measures are applicable.

Implementation of the above mitigation would reduce cumulative construction and long-term area/stationary source noise to less-than-significant levels. This mitigation would also reduce long-term mobile source noise and noise compatibility issues, but not to less-than-significant levels.

9. 6.9-10 Cumulative Impacts on Biological Resources

a. Significant and Unavoidable Impact

Cumulative development within the vicinity of the project site, the SSCP area, and the greater City of Sacramento would result in a large net reduction in listed species, sensitive species, the habitats of listed species and sensitive species, wetlands, waters of the United States and the State, and heritage trees. A significant unavoidable cumulative impact could occur. Although on a project basis, the proposed project and the development alternatives (Alternatives AB and AC) would not result in any significant impacts to biological resources after mitigation, they would contribute to this cumulative impact.

b. Facts in Support of Finding

Cumulative development should implement Mitigation Measures 6.9-1, 6.9-2, 6.9-3, 6.9-7 and 6.9-8, and should conduct rare plant surveys and implement required mitigation (similar to the proposed project and the development alternatives

4. REJECTION OF ALTERNATIVES

CEQA mandates that every EIR evaluate a no-project alternative, plus a range of alternatives to the project or its location. Alternatives provide a basis of comparison to the project in terms of beneficial, significant, and unavoidable impacts. This comparative analysis is used to consider reasonable feasible options for minimizing environmental consequences of a project. For the reasons documented in the EIR and summarized below, the City finds that approval and implementation of the project as approved is appropriate, and rejects each one and any combination of project alternatives. The evidence supporting these findings is presented in Sections 4 and 6.2 through 6.11 of the Draft EIR.

A. Alternative A: No Project Alternative

Under the No Project Alternative, the City of Sacramento would not approve the development plans for the proposed College Square project. The property would remain in its current state and would not be available for construction.

Finding

Specific economic, social, or other considerations make infeasible the No Project Alternative identified in the EIR and described above.

Facts in Support of Finding

1. Alternative A would not meet any of the goals and objectives of the proposed project.
2. The No Project Alternative would not achieve the basic goals and objectives of the proposed project and would leave the site underutilized.
3. The No Project Alternative would not achieve the basic goals and objectives of the developer to develop an economically feasible project that meets the highest and best use of the property.
4. Significant effects of the proposed project are acceptable when balanced against this Alternative and the facts set forth in the Statement of Overriding Considerations.

STATEMENT OF OVERRIDING CONSIDERATIONS

Notwithstanding disclosure of the significant impacts and the accompanying mitigation, the City has determined pursuant to Section 15093 of the CEQA Guidelines that the benefits of the project outweigh the adverse impacts, and the proposed project shall be approved.

With reference to the above findings and in recognition of those facts which are included in the record, the City has determined that the proposed project would contribute to the environmental impacts which are considered significant and adverse, as disclosed in the EIR prepared for the proposed project.

Under CEQA, the City must balance the benefits of the Project against its unavoidable environmental risks in determining whether to approve the Project. If the benefits of a Project outweigh the unavoidable adverse effects, those effects may be considered "acceptable" (CEQA Guidelines Section 15093[a]). However, CEQA requires the City to support, in writing, the specific reasons for considering a Project acceptable when significant impacts are unavoidable. Such reasons must be based on substantial evidence in the EIR or elsewhere in the administrative record (CEQA Guidelines Section 15093[b]). Those reasons are provided below as the "Statement of Overriding Considerations."

The City finds that the economic, social, or other benefits of the Project outweigh the unavoidable environmental impacts and that the Alternatives are rejected based upon the following legal, environmental, social, technological and other considerations.

The City specifically finds, and therefore makes this Statement of Overriding Considerations, that as a part of the process of obtaining project approval, all significant effects on the environment with implementation of the Proposed Project have been eliminated or substantially lessened where feasible. Furthermore, the City has determined that any remaining significant effects on the environment found to be unavoidable are acceptable due to the overriding considerations described below:

1. The College Square project is designed to encourage non-vehicular modes of travel (i.e., transit, walk and bike). It is anticipated that the vehicle trip generation of the project would be lower than in a typical suburban area. The General Plan goal to promote a well designed and heavily patronized light rail system (Section 5-22, Goal A), which is accomplished by the plan through increases housing and employment opportunities within walking distance of the bus transfer facility and light rail transit station.

2. The College Square project will result in a balanced circulation system for vehicles, pedestrians and bicyclists to create attractive, convenient and safe movement to, from, and throughout the project area. The creation of a balanced transportation system is consistent with the General Plan goal to increase the commute vehicle occupancy rate by fifty percent (Section 5-18, Goal A) and the supporting policy (Policy 1)to support actions/ordinance/development /agreements that reduce peak hour trips. The increased congestion and travel times will further encourage use of alternative modes of transportation including walking, biking and transit.

3. The public has made a $200 million investment in the LRT system and intensive mixed uses are necessary to support transit rider ship and reduce congestion. The General Plan, Section 2-15, Goal C, Policy 1, provided directions to identify areas where increased densities, land uses changes

or mixed uses would help support existing services, transportation facilities, transit and light rail. This policy encourages development, such as this project, that provides a combination of transit oriented development and transit supportive programs because such development can help achieve per household reductions in vehicle miles traveled, air quality emissions, transit ridership and improve regional mobility. This project will capture a significant amount of work trips by rail by constructing a mixture of residential land uses and workplaces near the proposed College Square light rail station. This project will place both residents and workers near light rail and thereby create a critical mass of potential light rail riders.

4. The College Square project will result in a balanced circulation system for vehicles, pedestrians and bicyclists to create attractive, convenient and safe movement to, from, and throughout the transit village area. Improvements to pedestrian and bikeway infrastructure to provide for a balanced circulation system may result in reduced convenience in vehicle movement. These improvements will result in increased use of walking, bicycling and transit modes of transportation, placing them more in balance with use of the single occupant vehicle.

5. Many traffic mitigation measures are infeasible due to unavailability of right-of-way or prohibitive costs of the improvements. The creation of a balanced transportation system is consistent with the General Plan goal to increase the commute vehicle occupancy rate. The increased congestion and travel times will further encourage use of alternative modes of transportation including walking, biking and transit and at the same time result in reduced per household vehicle miles traveled and air quality emissions.

6. The College Square project provides an alternative to the consequences of low-density suburban sprawl and automobile dominated land use patterns and implements the City of Sacramento's General Plan Smart Growth Principles (Resolution 2001-805) including the following:

   - Mix land uses and support vibrant city centers giving preference to transit oriented development within existing transportation corridors by supporting increased densities, intensities and mixes of commercial and residential uses proximate to existing transit facilities;
   - foster walkable, close knit neighborhoods through a system of fully connected activity centers, streets, pedestrian paths and bike routes by providing plans and policies to support increased infrastructure and supporting land uses;
   - concentrate new development and target infrastructure investments within the urban core of the region to allow for efficient use of existing facilities, infill and reuse areas by creating an implementation plan that identifies investment measures to support transit oriented development within the proposed transit village;
   - create a range of housing opportunities and choices with a diversity of affordable housing near employment centers by providing opportunities for a range of housing types and densities, as well as supportive uses and infrastructure.

7. Existing policies in the General Plan encourage transit oriented development through the following goals and policies:

   a. **Provide the opportunity for mixture of housing with other uses in the same building or site at selected locations to capitalize on advantages of close-in living.** The Plan provides new opportunities for housing and mixed use development and provides flexibility for both vertical and horizontal integration

CITY OF SACRAMENTO
MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan (MMP) has been required by and prepared by the City of Sacramento Planning and Building Department, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines section 15097.

Project Description

Project Name/File Number: College Square /P00-147

City of Sacramento Contact Person:

City of Sacramento, Planning
and Building Department
1231 I Street, Room 300
Sacramento, California 95814
(916) 264-7601

Applicant: Richard Sambucetti, Borges Architectural Group, Inc.

Address: 1512 Eureka Road, Suite 240
Roseville, CA 95661

Project Site

Southern part of the City of Sacramento, at the southeast corner of Cosumnes Boulevard and Bruceville Road, APNs 117-0182-001,003,0019,020,021,024,025,028,029, and 030; 117-0184-001 and 002

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2004-053

DATE ADOPTED: JAN 27 2004

Mitigation Monitoring Plan

Introduction

The California Environmental Quality Act (CEQA) requires review of any project that could have significant adverse effects on the environment. In 1988, CEQA was amended to require reporting on and monitoring of mitigation measures adopted as part of the environmental review process. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of measures adopted from the

Mitigation Measures

The mitigation measures are taken from the College Square Draft Environmental Impact Report. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions.

MMP Components

The components of each monitoring form are addressed briefly, below.

Mitigation Measure: All mitigation measures that were identified in the College Square Draft Environmental Impact Report are presented, and numbered accordingly.

Monitoring: For every mitigation measure, one or more action is described. These are the center of the MMP, as they delineate the means by which College Square Draft Environmental Impact Report measures will be implemented, and, in some instances, the criteria for determining whether a measure has been successfully implemented. Where mitigation measures are particularly detailed, the action may refer back to the measure.

Timing: Each action must take place prior to the time at which a threshold could be exceeded. Implementation of the action must occur prior to or during some part of approval, project design or construction or on an ongoing basis. The timing for each measure is identified.

Parties Responsible for Implementing Measure: This item identifies the entity that will undertake the required action.

Entity Responsible for Ensuring Compliance: The City of Sacramento is responsible for ensuring that most mitigation measures are successfully implemented. Within the City, a number of departments and divisions will have responsibility for monitoring some aspect of the overall project. Occasionally, monitoring parties outside the City are identified. These parties are referred to as "Responsible Agencies" by CEQA.

Mitigation Measure: Transportation

6.2-1 Bruceville Road/Cosumnes River Boulevard – Base Year
Improve the northbound approach of Bruceville Road/Cosumnes River Boulevard intersection to provide an exclusive left-turn lane, two through lanes and an exclusive right turn lane.

6.2-2 Bruceville Road/Cosumnes River College Driveway – Base Year

Install a traffic signal at the intersection of Bruceville Road/Cosumnes River College Driveway and improve the southbound approach to provide a single through lane and exclusive right-turn lane.

6.2-6 Driveway 7
In addition to relocating Driveway 7, as discussed in Section 6.2, reconfigure the drive aisle to provide 100-foot minimum of storage between West Stockton Boulevard and the internal circulation aisle.

6.2-7 North-South Road/West Stockton Boulevard Storage Requirements
Extend the eastbound left-turn pocket to provide 250 feet of storage and provide an additional 150-foot left-turn ingress lane at the driveway immediately west of the North-South Road (Driveway 4).

Provide a left-turn lane, a through lane, and an exclusive right-turn lane on the southbound approach.

Relocate the two driveways on the west side of the North-South Road 50 feet to the south, OR replace the driveways with one driveway opposite to the Child Care facility driveway.

6.2-3 Bruceville Road/Timberlake Way/Alpine Frost Drive – Year 2025

Provide an exclusive right-turn lane on the northbound approach to the Bruceville Road/Timberlake Way/Alpine Frost Drive intersection if not built by others.

6.2-4 Bruceville Road/Cosumnes River Boulevard – Year 2025
Provide a third left-turn lane on the westbound approach to the Bruceville Road/Cosumnes River Boulevard intersection. The improvement shall be in place prior to the completion of the Park & Ride lot.

Monitoring Program:

All improvements shall be shown on the public improvement plans.

Timing:

Prior to issuance of the first building permit, except as otherwise noted.

Parties Responsible for Implementing Measure:

Project developer/contractor.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Department of Public Works.

6.4-1 Short-Term Construction Noise
To the extent feasible, construction equipment shall be properly maintained and equipped with noise control, such as mufflers and shrouds, in accordance with manufacturers' specifications.

Construction operations involved with the proposed project shall be limited to the hours between 7 a.m. and 6 p.m. Monday through Saturday and 9 a.m. and 6 p.m. on Sunday

6.4-2 Long-Term Area and Stationary Source Noise
Loading activities (loading, unloading, truck movement and idling) at the proposed drug store shall occur on the southeast rather than the northwest side of the drug store building. Alternatively, the loading area for the proposed drug store shall be enclosed by a noise wall designed in conjunction with a noise consultant, and/or some other solution shall be identified by a noise consultant, to avoid significant loading activity noise impacts on the senior housing north of Cosumnes River Boulevard.

Landscape maintenance (use of leaf blowers and lawn mowers) within the portion of the proposed commercial uses located north of the northernmost Bruceville driveway shall be limited to the use of electric- rather than fuel-powered equipment.

Monitoring: At the time of submittal of the special permits for each of the individual project components, when the exact project design would be known, a detailed analysis of noise eduction requirements must be made by an acoustical engineer. Required noise reduction features included in the project design that would most effectively comply with the City of Sacramento and the State of California maximum acceptable interior and exterior noise levels for new development and the City's noise ordinance standards with respect to existing noise-sensitive receptors. Such noise reduction requirements may include, but are not necessarily limited to wall construction with resilient channels, staggered studs or double-stud walls, use of dual-glazed windows with laminated glass, limitation of the number and size of windows along walls located close to major noise sources, grouting or caulking to ensure exterior construction joist are air-tight, and the construction of soundwalls or berms.

Timing:
Prior to issuance of a Special Permit.

Parties Responsible for Implementing Measure:
Project developer/contractor.

Entities Responsible for Ensuring Compliance:
City of Sacramento, Planning and Building Department.

6.4-1 Short-Term Construction Noise
To the extent feasible, construction equipment shall be properly maintained and equipped with noise control, such as mufflers and shrouds, in accordance with manufacturers' specifications.

Construction operations involved with the proposed project shall be limited to the hours between 7 a.m. and 6 p.m. Monday through Saturday and 9 a.m. and 6 p.m. on Sunday

6.4-2 Long-Term Area and Stationary Source Noise

Loading activities (loading, unloading, truck movement and idling) at the proposed drug store shall occur on the southeast rather than the northwest side of the drug store building. Alternatively, the loading area for the proposed drug store shall be enclosed by a noise wall designed in conjunction with a noise consultant, and/or some other solution shall be identified by a noise consultant, to avoid significant

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2004-053

DATE ADOPTED: JAN 27 2004

loading activity noise impacts on the senior housing north of Cosumnes River Boulevard.

Landscape maintenance (use of leaf blowers and lawn mowers) within the portion of the proposed commercial uses located north of the northernmost Bruceville driveway shall be limited to the use of electric- rather than fuel-powered equipment.

Monitoring:

At the time of submittal of the special permits for each of the individual project components, when the exact project design would be known, a detailed analysis of noise reduction requirements must be made by an acoustical engineer.

Timing:

Prior to issuance of a Special Permit.

Parties Responsible for Implementing Measure:

Project developer/contractor.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Building Department.

6.5-2 Drainage

The project applicant shall size the proposed Bruceville Road trunk storm drain, West Stockton Boulevard storm drain, and the outfall to Union House Creek assuming no onsite detention within the parcels upstream of the project site within Watershed #1 (i.e., implement the larger pipes as called for under the Alternative 2 storm drain system).

Monitoring :

All required drainage improvements shall be shown on the Final Drainage Plan.

Timing:

Prior to recordation of the Final Map.

Parties Responsible for Implementing Measure:

Project developer/contractor.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Utilities Department

6.7-1 Light and Glare Impacts during Construction

To the degree possible, the project applicant and construction contractors shall locate lit construction sites and construction storage areas away from existing adjacent residential uses and the SR 99 frontage. All construction security lighting shall be shielded, focused downward, and focused away from residential areas and public streets.

Monitoring:

Provide verification of location of lighted construction and storage areas.

Timing:

Prior to issuance of grading permit.

Parties Responsible for Implementing Measure:

Project developer/contractor.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Building Department

6.7-2 Light Impacts on Existing Sensitive Land Uses (Operation)

The project applicant shall ensure that the landscaping concepts shown in the landscape plan are extended to the residential component of the project and that the southern boundary of the project receives the same landscape treatment as shown in the landscape plan along the eastern, northern, and western boundaries of the project site. The project applicant also shall ensure that all project lighting is shielded, focused downward, and focused away from residential areas and public streets. Finally, the project lighting shall comply with all other applicable requirements of the City's Zoning Ordinance and other light regulations.

Monitoring:

Measure shall be included in the approved PUD Guidelines.

Timing:

Prior to issuance of Special Permits..

Parties Responsible for Implementing Measure:

Project developer/contractor.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Building Department

6.9-1 Loss of Burrowing Owl

1. Prior to construction activity, focused pre-construction surveys would be conducted by a qualified biologist for burrowing owls where suitable habitat is present within 250 feet of the proposed construction areas. Surveys would be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys would be conducted in accordance with CDFG protocol.

2. If no occupied burrows are found on the project site, a letter report documenting survey methods and findings prepare by the qualified biologist would be submitted to CDFG for review and approval, and no further mitigation would be necessary.

3. If occupied burrows are found, impacts to them would be avoided by providing a construction buffer of 165 feet during the non-breeding season (September 1 through January 31) or 250 feet during the breeding season (February 1 through August 31). If construction occurs during the breeding season, the applicant would ensure that a minimum of 6.5 acres of contiguous foraging habitat is available surrounding the occupied burrowing owl nest burrow.

4. If adverse affects to occupied burrows (direct removal or construction within the buffer zone as defined in #3 above) are unavoidable, onsite passive relocation techniques approved by CDFG would be used to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows would be disturbed during the nesting season unless a qualified biologist verifies through non-invasive methods that juveniles from the occupied burrows are foraging independently and are capable of independent survival. Mitigation for foraging habitat for relocated pairs would follow guidelines provided in the California Burrowing Owl Consortium Guidelines (1993) which range from 6.5 to 19.5 acres per pair

Monitoring: A letter from a certified biologist shall be submitted verifying compliance.

Timing: Prior to the issuance of grading permit.

Parties Responsible for Implementing Measure:

Project developer/contractor.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Building Department

6.9-2 Removal of Swainson's Hawk Foraging and Nesting Habitat

In order to reduce the impacts of the loss of foraging and nesting habitat for Swainson's hawk, the following mitigation measures shall be implemented by the project applicant.

For foraging impact: The following mitigation ratios were taken from the CDFG Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California, November 1994.

- Preserve similar habitat within a 10-mile radius of the project site to be protected through fee title or conservation easement acceptable to CDFG through the payment of fees to a Swainson's hawk foraging habitat mitigation bank. Preservation ratios are as follows:
- 0.5 acres preserved for every acre lost if project site is located between 5 and 10 miles from a nest.

- 0.75 acres preserved for every acre lost if project site is located between 1 and 5 miles from a nest.
- acres preserved for every acre lost if project site is located within 1 mile of a nest.

For nesting impact:

- pre-construction surveys shall be conducted by a qualified biologist to identify active nests within ½ mile of the project site. The surveys shall be conducted no less than 14 days and no more than 30 days prior to the beginning of construction of each phase of the proposed project. To the extent feasible, guidelines provided in the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the Central Valley shall be followed.
- If nests are not found, no further mitigation would be required.
- If active nests are found, construction should not occur within 0.5 mile of the active nest during the breeding season (March 1 – September 15).

If construction must occur during these months, the nests would be protected by establishing appropriate buffers around each nest. CDFG guidelines recommend implementation of 0.25- or 0.5-mile buffers, but the size of the buffer may be adjusted if a qualified biologist and CDFG determine it would not be likely to adversely affect the nest. No project activity shall commence within the buffer area until a qualified biologist confirms that the nest is no longer active. Monitoring of the nest by a qualified biologist may be required if the activity could adversely affect the nesting Swainson's hawk.

Monitoring: A letter from a certified biologist shall be submitted verifying compliance.

Timing: Prior to the issuance of grading permit.

Parties Responsible for Implementing Measure:

Project developer/contractor.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Building Department

6.9-3: Loss of Jurisdictional Waters of the United States

To mitigate direct and indirect impacts on wetlands, a minimum of 11.35 acres of wetlands shall be created and 16.28 acres of wetland shall be preserved by the project applicant.

An individual permit for discharge activities into jurisdictional waters of the United States, including wetlands, is required from the USACE under Section 404 of the Clean Water Act to fill onsite wetlands

The applicant shall consult with the ACOE to determine if there are additional jurisdictional wetlands on the site. Any required permitting (individual permit, written authorization under a Nationwide permit or a written statement that no further action is required) shall be obtained prior

to the development of the site. Implementation of any ACOE mitigation measures may be phased with the project in accordance with the ACOE permit conditions.

Monitoring Program:

Applicant shall submit a copy of the individual permit for discharge activities into jurisdictional waters of the United States, including wetlands, from the USACE under Section 404 of the Clean Water Act to fill onsite wetlands

Timing:

Prior to the issuance of grading permit.

Parties Responsible for Implementing Measure:

Project developer/contractor.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Building Department

6.9-7: Disturbance of Raptor Nests

The following measures shall be implemented by the project applicant to reduce potential impacts to active raptor nests to a less-than-significant level:

1. To the extent feasible, all grading and tree removal shall occur outside the raptor nesting season (September to January). If grading or tree removal is avoided during the raptor nesting season, no further mitigation shall be necessary. This measure applies to any heavy equipment activities that would occur within 500 feet of trees in or adjacent to the project site.

2. If grading or tree removal is proposed to take place during the raptor nesting season, a focused survey for raptor nests shall be conducted by a qualified biologist during the nesting season to identify active nests on the project site. The survey would be conducted no more than 30 days prior to the beginning of grading or tree removal. The results of the survey would be summarized in a written report to be submitted to CDFG and the City of Sacramento Planning Department prior to the beginning of grading.

3. If active nests are found, no remediation or other construction activity shall take place within 500 feet of the nest until the young have fledged (as determined by a qualified biologist). If no active nests are found during the focused survey, no further mitigation would be required.

Monitoring: A letter from a certified biologist shall be submitted verifying compliance.

Timing: Prior to the issuance of grading permit.

Parties Responsible for Implementing Measure:

Project developer/contractor.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Building Department

6.9-8 Loss of Heritage Trees

If heritage trees are present onsite, preserve the trees by installing temporary fencing 5 feet beyond the drip line of protected trees to minimize disturbance to the trees and their root zones in accordance with the Sacramento City Code, Chapter 12.64 Heritage Trees. Fences shall be maintained until all project activities are complete. No grading, trenching, or movement of heavy equipment shall occur within fenced areas.

If removal of the heritage trees or construction within 5 feet of the drip line cannot be avoided, a permit under Chapter 12.64.050 of the Heritage Tree Ordinance shall be obtained. All requirements of the permit shall be implemented.

Monitoring:

Timing:

Prior to the issuance of grading permit.

Parties Responsible for Implementing Measure:

Project developer/contractor.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Building Department

6.10-2: Undiscovered Archaeological Resources

Future development on the project site shall comply with the following measures:

- If subsurface prehistoric or historical archaeological remains are identified during construction, work in the affected areas shall immediately stop until the find can be evaluated by a qualified archaeologist. If the find is determined to be of significance, mitigation shall consist of avoidance, and/or mitigation through data recovery.

  In accordance with §7050.5 of the Health and Safety Code and §5097.94 and §5097.98 of the Public Resources Code, if human remains are discovered at the project site during excavation, work shall immediately stop at the construction site, the county coroner shall be contacted, and the Native American Heritage Commission shall be contacted. If the remains are determined to be Native American in origin, they shall be left intact, and the most likely descendants shall be notified.

Timing:

Prior to the issuance of grading permit.

Parties Responsible for Implementing Measure:

Project developer/contractor.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Building Department

6.11-1 Hazardous Materials – Soil Contamination

If discolored soil, storage tanks or other evidence of potential soil contamination is unearthed during construction-related earth work, or if noxious odors are encountered during said earth work, construction activities shall immediately cease at the construction site. A qualified environmental consultant shall collect and analyze soil samples from the construction site. If contaminants are identified in the samples, the applicant shall coordinate with the Sacramento County EMD for direction on appropriate remediation measures and procedures prior to the commencement of construction activities.

Timing:

Prior to the issuance of Special Permits

Parties Responsible for Implementing Measure:

Project developer/contractor.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Building Department

6.11-2 Hazardous Materials – Cumulative Impacts

The applicants of the cumulative projects shall have prepared Phase I Environmental Site Assessments (ESAs) for their projects and shall implement any mitigation measures recommended in those ESAs to avoid potential exposure hazards to any preexisting hazardous materials contamination on the cumulative development sites.

Timing:

Prior to the issuance of grading permit.

Parties Responsible for Implementing Measure:

Project developer/contractor.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Building Department

Inclusionary Housing Plan
College Square

November 26, 2003

Proposed Project

College Marketplace LLC is the owner and developer (Developer) of certain real property in the City of Sacramento on which it proposes to develop and construct the College Square residential community (Project). The 64+ acre (gross) project is located south of Cosumnes River Blvd, between Highway 99 and Bruceville Rd. The Project consists of 724 residential units, and 270,000 square feet of retail commercial and office space. Of the 724 units, 252 units will be senior housing (including 120 assisted living units and 132 independent living units) and 472 units will be multi-family units, townhouses and/or condominiums.

Mixed Income Housing Policy

The Project site is subject to the City's Mixed Income Housing Policy. The Mixed Income Housing Policy adopted in the City of Sacramento Housing Element and required by the City's Mixed-Income Housing Ordinance, City of Sacramento City Code Chapter 17.190 requires that ten percent (10%) of the units in a Residential Project be affordable to very low income households and five percent (5%) to low income households (the "Inclusionary Requirement" and "Inclusionary Units").

Pursuant to the City Code section 17.190.110 (B), an Inclusionary Housing Plan ("Plan") must be approved prior to or concurrent with the approval of legislative entitlements for the Project. City code section 17.190.110(A) sets forth the number, unit mix, location, structure type, affordability and phasing of the inclusionary Units in the Project. This document constitutes the Plan, and, as supplemented and amended from time to time, is intended to begin implementation of the Inclusionary Requirement for the Project. All future approvals for the Project shall be consistent with this Inclusionary Housing Plan.

The Inclusionary Requirement for the Project will be set forth in more detail in the Inclusionary Housing Agreement executed by Developer and the Sacramento Housing and Redevelopment Agency ("SHRA") and recorded against all the residential lots. The Inclusionary Housing Agreement shall be executed and recorded no later than the approval of the first final map for the residential area subdivision or residential construction phase. The Inclusionary Housing Agreement will describe with particularity the site and building schematics and financial arrangements for the construction and financing of the Inclusionary Units, pursuant Section 17.190.110 (C). The Inclusionary Housing Agreement shall be consistent with this Plan.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2004-053

DATE ADOPTED: JAN 27 2004

Number of Inclusionary Units

The Developer, or its successors and assignees, shall construct or cause to be constructed a number of dwelling units affordable to Very Low Income Households ("Very Low Income Units") and Low Income Households ("Low Income Units") as defined in the Sacramento City Code section 17.190.020, equal to ten percent (10%) and five percent (5%) of the total number of housing units approved for the Residential Project, respectively.

Based on the current Project proposal of 724 residential units, the Inclusionary Requirement for the Project is 73 Very Low Income Units (10%) and 37 Low Income Units (5%).

Total Number of residential Units within Project		724 Units
Very Low Income Units	10%	73 Units
Low Income Units	5%	37 Units
Total Number of Inclusionary Units		110 Units

If the Project approvals are amended to Increase the number of units in the Project, this Plan will be amended to reflect a number of equal to ten percent (10%) of the increased total residential units in the amended entitlements for Very Low Income units and five percent (5%) for Low Income units. If the Project approvals are amended to decrease the number of residential units in the Project, this Plan will be amended to reflect a number equal to ten percent (10%) of the decreased total residential units in the amended entitlements for Very Low Income units and five percent (5%) for Low Income units. However, after a building permit has been issued for a structure to contain Inclusionary Units, those Units will be constructed and maintained as Inclusionary Units pursuant to the terms of Chapter 17.190 of the City Code regardless of any subsequent reduction in the number of approved total residential units.

Units by Type and Tenure

The Inclusionary Housing Units shall consist of 110 total units of types consisting of rental and ownership units. At least 24 units shall be sold as ownership units (5% of the 472 non-senior units). A portion of the senior units shall be affordable to low and/or very low income households.

Size and Bedroom Count

To provide housing affordable to families, seniors and students, there shall be a mix of 1, 2 and 3

bedroom units, based on the mix of units within the project. At least 20 units shall have 3 bedrooms. A portion of the 3 bedroom units shall be ownership units and a portion shall be rental. Studio units may also be provided.

Location of Inclusionary Units within Project
Inclusionary units shall be located on-site within the proposed development area of the College Square Project as part of the multi-family and townhouse single-family residential development.

Inclusionary Units will be dispersed throughout the project. The inclusionary units are to be geographically distributed throughout the Project and located so that the ratio of inclusionary units to market rate units is consistent among phases of the Project.

A schematic plan amendment will be required to add the residential site plan(s) to the PUD. At the time of the schematic plan amendment, this plan shall be amended to designate specific locations for inclusionary unit types.
The location of the inclusionary units within the Project is subject to Amendment, consistent with Section 17.190.110 B (1) of the Mixed Income Ordinance.

Affordability requirements

The inclusionary housing units will be both leased and owned. The leased units will meet the requirements of Section 17.190.030 regarding number and affordability of units, their location, timing of development, unit sizes, exterior appearance and development standards. The leased units will be available to low and very low income households. Monthly Affordable Rents (including utility allowances) of the Inclusionary Units shall be restricted to Low Income Households and Very Low Income Households. A unit whose occupancy is restricted to a Low Income Household has a monthly rent that does not exceed one-twelfth of thirty percent (30%) of eighty percent (80%) of the Sacramento area median income, adjusted for family size. A unit whose occupancy is restricted to a Very Low Income Household has a monthly rent that does not exceed one-twelfth of thirty percent (30%) of fifty percent (50%) of the Sacramento area median income, adjusted for family size. Median income figures are those published annually by the United States Department of Housing and Urban Development. With respect to each Inclusionary Unit, the affordability requirements of this Section shall continue for no less than thirty (30) years from the recordation of the Inclusionary Housing Agreement.

Sale and occupancy of the for-sale Inclusionary Units shall be restricted to households with incomes, at the time of initial occupancy, that do not exceed eighty percent (80%) of the median income for Sacramento County, adjusted for actual household size for Low Income households. Median income figures are those published annually by the United States Department of Housing

and Urban Development.

The sales price of the units will be set so that low income households can qualify for the purchase of the units. The sales price will be set such that no more than thirty percent (30%) of the gross annual household income of the given income group will be allocated to housing costs. As part of the Inclusionary Housing Agreement, SHRA will provide the Developer with a schedule of maximum sales prices affordable to income ranges.

Sales prices of units will be outlined in the Inclusionary Housing Agreement. The units will be sold initially at an affordable housing price to a low income household with a first-time homebuyer. An SHRA 30-year note will govern the home's resale, allowing SHRA ninety days to refer an income-eligible buyer after notification of the owner's intent to sell. If an income-eligible purchaser is not found, the home may be resold at market price to a household that is not low income, provided that SHRA recaptures the difference between the home's market value and its affordable housing price, a portion of the appreciation of the home as well as other City or SHRA contributions. The owner-occupant will receive his or her initial equity in the home and a portion of the home's appreciated value. The terms of this arrangement are outlined in the SHRA Guidelines for the sale of Inclusionary Housing.

The developer or builder may seek incentives, assistance, or subsidies pursuant to Section 17.190.040. One such incentive is the allowance for fee waivers and/or deferrals for those units fulfilling the Inclusionary Requirement. The developers will work with the City to determine the fee reductions and other incentives available.

Phasing of Development of the Inclusionary Units

The Inclusionary Units shall be developed concurrently with the development of the remaining units in the Project and at any time at developer's election related to the development of the commercial retail, as may be further defined in Sacramento City Code section 17.190.020. The nature of the concurrency is defined by a series of linkages between approvals of the market rate units and the development of the Inclusionary Units.

Market Rate Housing/Inclusionary Unit Linkages

The following describes the relationship of market rate development activity to the activity of inclusionary unit development activity. These milestones are outlined to ensure that the development of affordable units occurs concurrent with development of market rate units:

- The Inclusionary Housing Plan shall be approved concurrent with the approval of the Project's tentative map.

- The Inclusionary Housing Agreement shall be executed and recorded prior to recordation of the Project's first final map for the residential component of the

project.

- Rental inclusionary units shall be built concurrently with the market-rate units within the residential project.

- Up to 65% of the building permits for for-sale residential units in any phase of the Project with inclusionary units may be issued prior to issuance of building permits for all for-sale inclusionary units in that same phase. The remaining 35% of for-sale residential units in any phase with inclusionary units may be issued after issuance of all building permits for the for-sale inclusionary units in that same phase.

- Marketing of inclusionary units within the Project shall occur concurrently with the marketing of market rate units.

Amendment and administration of the Inclusionary Housing Plan

The Planning Director, with the advice of the Executive Director of SHRA, shall administer this Inclusionary Housing Plan. The Planning Director may make minor administrative amendments to the text of this Plan as provided in Sacramento City Code section 17.190.110B (1).

ATTACHMENT D
CALEEMOD OUTPUTS

College Square South Addendum - Currently Approved

Sacramento County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	20.00	1000sqft	0.46	20,000.00	0
Fast Food Restaurant w/o Drive Thru	2.35	1000sqft	0.05	2,353.00	0
Parking Lot	34.03	1000sqft	0.78	34,027.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	3.5	**Precipitation Freq (Days)**	58
Climate Zone	6			**Operational Year**	2017
Utility Company	Sacramento Municipal Utility District				
CO2 Intensity (lb/MWhr)	482.83	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor adjusted to reflect SMUD's anticipated progress towards Statewide RPS goals

Land Use - *

Construction Phase - construction emissions not modeled

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblLandUse	LandUseSquareFeet	2,350.00	2,353.00
tblProjectCharacteristics	CO2IntensityFactor	590.31	482.83
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2365	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4000e-003	1.4000e-003	0.0000	0.0000	1.4800e-003
Energy	3.7800e-003	0.0343	0.0288	2.1000e-004		2.6100e-003	2.6100e-003		2.6100e-003	2.6100e-003	0.0000	137.0926	137.0926	6.7100e-003	1.9200e-003	137.8300
Mobile	0.9328	1.4357	7.5436	0.0123	0.8324	0.0176	0.8501	0.2230	0.0162	0.2392	0.0000	937.8748	937.8748	0.0430	0.0000	938.7783
Waste						0.0000	0.0000		0.0000	0.0000	9.2706	0.0000	9.2706	0.5479	0.0000	20.7760
Water						0.0000	0.0000		0.0000	0.0000	1.5100	6.3623	7.8723	5.5800e-003	3.3600e-003	9.0319
Total	**1.1731**	**1.4701**	**7.5732**	**0.0125**	**0.8324**	**0.0202**	**0.8527**	**0.2230**	**0.0188**	**0.2418**	**10.7806**	**1,081.3310**	**1,092.1116**	**0.6032**	**5.2800e-003**	**1,106.4177**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2365	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4000e-003	1.4000e-003	0.0000	0.0000	1.4800e-003
Energy	3.1200e-003	0.0283	0.0238	1.7000e-004		2.1500e-003	2.1500e-003		2.1500e-003	2.1500e-003	0.0000	120.8912	120.8912	6.0000e-003	1.6800e-003	121.5394
Mobile	0.9328	1.4357	7.5436	0.0123	0.8324	0.0176	0.8501	0.2230	0.0162	0.2392	0.0000	937.8748	937.8748	0.0430	0.0000	938.7783
Waste						0.0000	0.0000		0.0000	0.0000	9.2706	0.0000	9.2706	0.5479	0.0000	20.7760
Water						0.0000	0.0000		0.0000	0.0000	1.5100	6.3623	7.8723	5.6000e-003	3.3700e-003	9.0336
Total	**1.1724**	**1.4640**	**7.5681**	**0.0125**	**0.8324**	**0.0198**	**0.8522**	**0.2230**	**0.0184**	**0.2414**	**10.7806**	**1,065.1296**	**1,075.9102**	**0.6025**	**5.0500e-003**	**1,090.1288**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.06**	**0.41**	**0.07**	**0.32**	**0.00**	**2.27**	**0.05**	**0.00**	**2.44**	**0.19**	**0.00**	**1.50**	**1.48**	**0.11**	**4.36**	**1.47**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2017	12/30/2016	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.9328	1.4357	7.5436	0.0123	0.8324	0.0176	0.8501	0.2230	0.0162	0.2392	0.0000	937.8748	937.8748	0.0430	0.0000	938.7783
Unmitigated	0.9328	1.4357	7.5436	0.0123	0.8324	0.0176	0.8501	0.2230	0.0162	0.2392	0.0000	937.8748	937.8748	0.0430	0.0000	938.7783

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Fast Food Restaurant w/o Drive Thru	1,682.60	1,635.60	1175.00	1,891,769	1,891,769
General Office Building	220.20	47.40	19.60	344,577	344,577
Parking Lot	0.00	0.00	0.00		
Total	1,902.80	1,683.00	1,194.60	2,236,347	2,236,347

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Fast Food Restaurant w/o Drive Thru	10.00	5.00	6.50	1.50	79.50	19.00	51	37	12
General Office Building	10.00	5.00	6.50	33.00	48.00	19.00	77	19	4
Parking Lot	10.00	5.00	6.50	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.504380	0.068251	0.178421	0.147199	0.044767	0.006294	0.020809	0.016358	0.002307	0.002286	0.006181	0.000572	0.002175

4.4 Fleet Mix

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
NaturalGas Mitigated	3.1200e-003	0.0283	0.0238	1.7000e-004		2.1500e-003	2.1500e-003		2.1500e-003	2.1500e-003	0.0000	30.8309	30.8309	5.9000e-004	5.7000e-004	31.0186
NaturalGas Unmitigated	3.7800e-003	0.0343	0.0288	2.1000e-004		2.6100e-003	2.6100e-003		2.6100e-003	2.6100e-003	0.0000	37.3810	37.3810	7.2000e-004	6.9000e-004	37.6085
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	90.0603	90.0603	5.4100e-003	1.1200e-003	90.5208
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	99.7116	99.7116	5.9900e-003	1.2400e-003	100.2215

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Fast Food Restaurant w/o Drive Thru	425493	2.2900e-003	0.0209	0.0175	1.3000e-004		1.5900e-003	1.5900e-003		1.5900e-003	1.5900e-003	0.0000	22.7059	22.7059	4.4000e-004	4.2000e-004	22.8441
General Office Building	275000	1.4800e-003	0.0135	0.0113	8.0000e-005		1.0200e-003	1.0200e-003		1.0200e-003	1.0200e-003	0.0000	14.6751	14.6751	2.8000e-004	2.7000e-004	14.7644
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**3.7700e-003**	**0.0343**	**0.0288**	**2.1000e-004**		**2.6100e-003**	**2.6100e-003**		**2.6100e-003**	**2.6100e-003**	**0.0000**	**37.3810**	**37.3810**	**7.2000e-004**	**6.9000e-004**	**37.6085**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Fast Food Restaurant w/o Drive Thru	381170	2.0600e-003	0.0187	0.0157	1.1000e-004		1.4200e-003	1.4200e-003		1.4200e-003	1.4200e-003	0.0000	20.3407	20.3407	3.9000e-004	3.7000e-004	20.4645
General Office Building	196580	1.0600e-003	9.6400e-003	8.0900e-003	6.0000e-005		7.3000e-004	7.3000e-004		7.3000e-004	7.3000e-004	0.0000	10.4903	10.4903	2.0000e-004	1.9000e-004	10.5541
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**3.1200e-003**	**0.0283**	**0.0238**	**1.7000e-004**		**2.1500e-003**	**2.1500e-003**		**2.1500e-003**	**2.1500e-003**	**0.0000**	**30.8309**	**30.8309**	**5.9000e-004**	**5.6000e-004**	**31.0186**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Fast Food Restaurant w/o Drive Thru	104544	22.8959	1.3800e-003	2.8000e-004	23.0130
General Office Building	320800	70.2578	4.2200e-003	8.7000e-004	70.6170
Parking Lot	29943.8	6.5579	3.9000e-004	8.0000e-005	6.5915
Total		**99.7116**	**5.9900e-003**	**1.2300e-003**	**100.2215**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Fast Food Restaurant w/o Drive Thru	96955.4	21.2340	1.2800e-003	2.6000e-004	21.3426
General Office Building	284320	62.2684	3.7400e-003	7.7000e-004	62.5868
Parking Lot	29943.8	6.5579	3.9000e-004	8.0000e-005	6.5915
Total		**90.0603**	**5.4100e-003**	**1.1100e-003**	**90.5208**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2365	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4000e-003	1.4000e-003	0.0000	0.0000	1.4800e-003
Unmitigated	0.2365	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4000e-003	1.4000e-003	0.0000	0.0000	1.4800e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0163					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2202					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	7.0000e-005	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4000e-003	1.4000e-003	0.0000	0.0000	1.4800e-003
Total	**0.2365**	**1.0000e-005**	**7.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.4000e-003**	**1.4000e-003**	**0.0000**	**0.0000**	**1.4800e-003**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0163					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2202					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	7.0000e-005	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4000e-003	1.4000e-003	0.0000	0.0000	1.4800e-003
Total	**0.2365**	**1.0000e-005**	**7.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.4000e-003**	**1.4000e-003**	**0.0000**	**0.0000**	**1.4800e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Unmitigated	7.8723	5.5800e-003	3.3600e-003	9.0319
Mitigated	7.8723	5.6000e-003	3.3700e-003	9.0336

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Fast Food Restaurant w/o Drive Thru	0.713304 / 0.0455301	1.0657	9.2000e-004	5.6000e-004	1.2582
General Office Building	3.55467 / 2.17867	6.8066	4.6600e-003	2.8000e-003	7.7738
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**7.8723**	**5.5800e-003**	**3.3600e-003**	**9.0319**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Fast Food Restaurant w/o Drive Thru	0.713304 / 0.0455301	1.0657	9.2000e-004	5.6000e-004	1.2585
General Office Building	3.55467 / 2.17867	6.8066	4.6800e-003	2.8100e-003	7.7752
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**7.8723**	**5.6000e-003**	**3.3700e-003**	**9.0336**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	9.2706	0.5479	0.0000	20.7760
Unmitigated	9.2706	0.5479	0.0000	20.7760

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Fast Food Restaurant w/o Drive Thru	27.07	5.4950	0.3247	0.0000	12.3146
General Office Building	18.6	3.7756	0.2231	0.0000	8.4614
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**9.2706**	**0.5479**	**0.0000**	**20.7760**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Fast Food Restaurant w/o Drive Thru	27.07	5.4950	0.3247	0.0000	12.3146
General Office Building	18.6	3.7756	0.2231	0.0000	8.4614
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**9.2706**	**0.5479**	**0.0000**	**20.7760**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

College Square South Addendum - Currently Approved

Sacramento County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	20.00	1000sqft	0.46	20,000.00	0
Fast Food Restaurant w/o Drive Thru	2.35	1000sqft	0.05	2,353.00	0
Parking Lot	34.03	1000sqft	0.78	34,027.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	3.5	**Precipitation Freq (Days)**	58
Climate Zone	6			**Operational Year**	2017
Utility Company	Sacramento Municipal Utility District				
CO2 Intensity (lb/MWhr)	482.83	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor adjusted to reflect SMUD's anticipated progress towards Statewide RPS goals

Land Use - *

Construction Phase - construction emissions not modeled

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblLandUse	LandUseSquareFeet	2,350.00	2,353.00
tblProjectCharacteristics	CO2IntensityFactor	590.31	482.83
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.2961	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131
Energy	0.0207	0.1882	0.1581	1.1300e-003		0.0143	0.0143		0.0143	0.0143		225.7834	225.7834	4.3300e-003	4.1400e-003	227.1575
Mobile	6.2997	7.9943	44.4224	0.0800	5.1664	0.1051	5.2714	1.3801	0.0966	1.4767		6,683.8012	6,683.8012	0.2836		6,689.7573
Total	**7.6165**	**8.1825**	**44.5863**	**0.0811**	**5.1664**	**0.1194**	**5.2857**	**1.3801**	**0.1109**	**1.4910**		**6,909.5970**	**6,909.5970**	**0.2880**	**4.1400e-003**	**6,916.9279**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.2961	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131
Energy	0.0171	0.1552	0.1304	9.3000e-004		0.0118	0.0118		0.0118	0.0118		186.2206	186.2206	3.5700e-003	3.4100e-003	187.3540
Mobile	6.2997	7.9943	44.4224	0.0800	5.1664	0.1051	5.2714	1.3801	0.0966	1.4767		6,683.8012	6,683.8012	0.2836		6,689.7573
Total	**7.6129**	**8.1496**	**44.5586**	**0.0809**	**5.1664**	**0.1169**	**5.2832**	**1.3801**	**0.1084**	**1.4885**		**6,870.0342**	**6,870.0342**	**0.2872**	**3.4100e-003**	**6,877.1244**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.05	0.40	0.06	0.25	0.00	2.10	0.05	0.00	2.26	0.17	0.00	0.57	0.57	0.26	17.63	0.58

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2017	12/30/2016	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Unmitigated	6.2997	7.9943	44.4224	0.0800	5.1664	0.1051	5.2714	1.3801	0.0966	1.4767		6,683.8012	6,683.8012	0.2836		6,689.7573
Mitigated	6.2997	7.9943	44.4224	0.0800	5.1664	0.1051	5.2714	1.3801	0.0966	1.4767		6,683.8012	6,683.8012	0.2836		6,689.7573

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Fast Food Restaurant w/o Drive Thru	1,682.60	1,635.60	1175.00	1,891,769	1,891,769
General Office Building	220.20	47.40	19.60	344,577	344,577
Parking Lot	0.00	0.00	0.00		
Total	1,902.80	1,683.00	1,194.60	2,236,347	2,236,347

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Fast Food Restaurant w/o Drive	10.00	5.00	6.50	1.50	79.50	19.00	51	37	12
General Office Building	10.00	5.00	6.50	33.00	48.00	19.00	77	19	4
Parking Lot	10.00	5.00	6.50	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.504380	0.068251	0.178421	0.147199	0.044767	0.006294	0.020809	0.016358	0.002307	0.002286	0.006181	0.000572	0.002175

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0171	0.1552	0.1304	9.3000e-004		0.0118	0.0118		0.0118	0.0118		186.2206	186.2206	3.5700e-003	3.4100e-003	187.3540
NaturalGas Unmitigated	0.0207	0.1882	0.1581	1.1300e-003		0.0143	0.0143		0.0143	0.0143		225.7834	225.7834	4.3300e-003	4.1400e-003	227.1575

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Fast Food Restaurant w/o Drive Thru	1165.73	0.0126	0.1143	0.0960	6.9000e-004		8.6900e-003	8.6900e-003		8.6900e-003	8.6900e-003		137.1452	137.1452	2.6300e-003	2.5100e-003	137.9799
General Office Building	753.425	8.1300e-003	0.0739	0.0621	4.4000e-004		5.6100e-003	5.6100e-003		5.6100e-003	5.6100e-003		88.6382	88.6382	1.7000e-003	1.6300e-003	89.1776
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0207**	**0.1882**	**0.1581**	**1.1300e-003**		**0.0143**	**0.0143**		**0.0143**	**0.0143**		**225.7834**	**225.7834**	**4.3300e-003**	**4.1400e-003**	**227.1575**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Fast Food Restaurant w/o Drive Thru	1.0443	0.0113	0.1024	0.0860	6.1000e-004		7.7800e-003	7.7800e-003		7.7800e-003	7.7800e-003		122.8588	122.8588	2.3500e-003	2.2500e-003	123.6065
General Office Building	0.538575	5.8100e-003	0.0528	0.0444	3.2000e-004		4.0100e-003	4.0100e-003		4.0100e-003	4.0100e-003		63.3618	63.3618	1.2100e-003	1.1600e-003	63.7474
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0171**	**0.1552**	**0.1304**	**9.3000e-004**		**0.0118**	**0.0118**		**0.0118**	**0.0118**		**186.2206**	**186.2206**	**3.5600e-003**	**3.4100e-003**	**187.3539**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Unmitigated	1.2961	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131
Mitigated	1.2961	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0891					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.2065					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.7000e-004	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131
Total	**1.2962**	**6.0000e-005**	**5.8600e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0123**	**0.0123**	**3.0000e-005**		**0.0131**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0891					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.2065					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.7000e-004	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131
Total	**1.2962**	**6.0000e-005**	**5.8600e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0123**	**0.0123**	**3.0000e-005**		**0.0131**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

College Square South Addendum - Currently Approved

Sacramento County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	20.00	1000sqft	0.46	20,000.00	0
Fast Food Restaurant w/o Drive Thru	2.35	1000sqft	0.05	2,353.00	0
Parking Lot	34.03	1000sqft	0.78	34,027.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	3.5	**Precipitation Freq (Days)**	58
Climate Zone	6			**Operational Year**	2017
Utility Company	Sacramento Municipal Utility District				
CO2 Intensity (lb/MWhr)	482.83	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor adjusted to reflect SMUD's anticipated progress towards Statewide RPS goals

Land Use - *

Construction Phase - construction emissions not modeled

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblLandUse	LandUseSquareFeet	2,350.00	2,353.00
tblProjectCharacteristics	CO2IntensityFactor	590.31	482.83
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.2961	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131
Energy	0.0207	0.1882	0.1581	1.1300e-003		0.0143	0.0143		0.0143	0.0143		225.7834	225.7834	4.3300e-003	4.1400e-003	227.1575
Mobile	5.8827	9.0468	51.9098	0.0724	5.1664	0.1063	5.2727	1.3801	0.0978	1.4779		6,062.6417	6,062.6417	0.2840		6,068.6052
Total	**7.1995**	**9.2350**	**52.0737**	**0.0735**	**5.1664**	**0.1206**	**5.2870**	**1.3801**	**0.1121**	**1.4922**		**6,288.4374**	**6,288.4374**	**0.2883**	**4.1400e-003**	**6,295.7758**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.2961	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131
Energy	0.0171	0.1552	0.1304	9.3000e-004		0.0118	0.0118		0.0118	0.0118		186.2206	186.2206	3.5700e-003	3.4100e-003	187.3540
Mobile	5.8827	9.0468	51.9098	0.0724	5.1664	0.1063	5.2727	1.3801	0.0978	1.4779		6,062.6417	6,062.6417	0.2840		6,068.6052
Total	**7.1959**	**9.2020**	**52.0460**	**0.0733**	**5.1664**	**0.1181**	**5.2845**	**1.3801**	**0.1096**	**1.4897**		**6,248.8747**	**6,248.8747**	**0.2876**	**3.4100e-003**	**6,255.9723**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.05	0.36	0.05	0.27	0.00	2.08	0.05	0.00	2.24	0.17	0.00	0.63	0.63	0.26	17.63	0.63

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2017	12/30/2016	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Unmitigated	5.8827	9.0468	51.9098	0.0724	5.1664	0.1063	5.2727	1.3801	0.0978	1.4779		6,062.6417	6,062.6417	0.2840		6,068.6052
Mitigated	5.8827	9.0468	51.9098	0.0724	5.1664	0.1063	5.2727	1.3801	0.0978	1.4779		6,062.6417	6,062.6417	0.2840		6,068.6052

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Fast Food Restaurant w/o Drive Thru	1,682.60	1,635.60	1175.00	1,891,769	1,891,769
General Office Building	220.20	47.40	19.60	344,577	344,577
Parking Lot	0.00	0.00	0.00		
Total	1,902.80	1,683.00	1,194.60	2,236,347	2,236,347

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Fast Food Restaurant w/o Drive	10.00	5.00	6.50	1.50	79.50	19.00	51	37	12
General Office Building	10.00	5.00	6.50	33.00	48.00	19.00	77	19	4
Parking Lot	10.00	5.00	6.50	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.504380	0.068251	0.178421	0.147199	0.044767	0.006294	0.020809	0.016358	0.002307	0.002286	0.006181	0.000572	0.002175

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0171	0.1552	0.1304	9.3000e-004		0.0118	0.0118		0.0118	0.0118		186.2206	186.2206	3.5700e-003	3.4100e-003	187.3540
NaturalGas Unmitigated	0.0207	0.1882	0.1581	1.1300e-003		0.0143	0.0143		0.0143	0.0143		225.7834	225.7834	4.3300e-003	4.1400e-003	227.1575

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Fast Food Restaurant w/o Drive Thru	1165.73	0.0126	0.1143	0.0960	6.9000e-004		8.6900e-003	8.6900e-003		8.6900e-003	8.6900e-003		137.1452	137.1452	2.6300e-003	2.5100e-003	137.9799
General Office Building	753.425	8.1300e-003	0.0739	0.0621	4.4000e-004		5.6100e-003	5.6100e-003		5.6100e-003	5.6100e-003		88.6382	88.6382	1.7000e-003	1.6300e-003	89.1776
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0207**	**0.1882**	**0.1581**	**1.1300e-003**		**0.0143**	**0.0143**		**0.0143**	**0.0143**		**225.7834**	**225.7834**	**4.3300e-003**	**4.1400e-003**	**227.1575**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Fast Food Restaurant w/o Drive Thru	1.0443	0.0113	0.1024	0.0860	6.1000e-004		7.7800e-003	7.7800e-003		7.7800e-003	7.7800e-003		122.8588	122.8588	2.3500e-003	2.2500e-003	123.6065
General Office Building	0.538575	5.8100e-003	0.0528	0.0444	3.2000e-004		4.0100e-003	4.0100e-003		4.0100e-003	4.0100e-003		63.3618	63.3618	1.2100e-003	1.1600e-003	63.7474
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0171**	**0.1552**	**0.1304**	**9.3000e-004**		**0.0118**	**0.0118**		**0.0118**	**0.0118**		**186.2206**	**186.2206**	**3.5600e-003**	**3.4100e-003**	**187.3539**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Unmitigated	1.2961	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131
Mitigated	1.2961	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0891					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.2065					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.7000e-004	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131
Total	**1.2962**	**6.0000e-005**	**5.8600e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0123**	**0.0123**	**3.0000e-005**		**0.0131**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0891					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.2065					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.7000e-004	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131
Total	**1.2962**	**6.0000e-005**	**5.8600e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0123**	**0.0123**	**3.0000e-005**		**0.0131**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

College Square South Addendum - Currently Approved

Sacramento County, Mitigation Report

Construction Mitigation Summary

Phase	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												

OFFROAD Equipment Mitigation

Equipment Type	Fuel Type	Tier	Number Mitigated	Total Number of Equipment	DPF	Oxidation Catalyst
Concrete/Industrial Saws	Diesel	No Change	0	1	No Change	0.00
Rubber Tired Dozers	Diesel	No Change	0	1	No Change	0.00
Tractors/Loaders/Backhoes	Diesel	No Change	0	3	No Change	0.00

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Unmitigated tons/yr							Unmitigated mt/yr					

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated tons/yr							Mitigated mt/yr					

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												

Fugitive Dust Mitigation

Yes/No	Mitigation Measure	Mitigation Input		Mitigation Input		Mitigation Input	
No	Soil Stabilizer for unpaved Roads	PM10 Reduction		PM2.5 Reduction			
No	Replace Ground Cover of Area Disturbed	PM10 Reduction		PM2.5 Reduction			
No	Water Exposed Area	PM10 Reduction		PM2.5 Reduction		Frequency (per day)	
No	Unpaved Road Mitigation	Moisture Content %		Vehicle Speed (mph)			
No	Clean Paved Road	% PM Reduction	0.00				

		Unmitigated		Mitigated		Percent Reduction	
Phase	Source	PM10	PM2.5	PM10	PM2.5	PM10	PM2.5

Operational Percent Reduction Summary

Category	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.68	9.68	9.68	9.76	9.68
Hearth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Natural Gas	17.24	17.53	17.51	19.05	17.62	17.62	0.00	17.52	17.52	18.06	18.84	17.52
Water Indoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.36	-0.30	-0.02
Water Outdoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Operational Mobile Mitigation

Project Setting:

Mitigation	Category	Measure	% Reduction	Input Value 1	Input Value 2	Input Value
No	Land Use	Increase Density	0.00			
No	Land Use	Increase Diversity	0.14	0.38		
No	Land Use	Improve Walkability Design	0.00			
No	Land Use	Improve Destination Accessibility	0.00			
No	Land Use	Increase Transit Accessibility	0.25			
No	Land Use	Integrate Below Market Rate Housing	0.00			
	Land Use	Land Use SubTotal	0.00			

No	Neighborhood Enhancements	Improve Pedestrian Network				
No	Neighborhood Enhancements	Provide Traffic Calming Measures				
No	Neighborhood Enhancements	Implement NEV Network	0.00			
	Neighborhood Enhancements	Neighborhood Enhancements Subtotal	0.00			
No	Parking Policy Pricing	Limit Parking Supply	0.00			
No	Parking Policy Pricing	Unbundle Parking Costs	0.00			
No	Parking Policy Pricing	On-street Market Pricing	0.00			
	Parking Policy Pricing	Parking Policy Pricing Subtotal	0.00			
No	Transit Improvements	Provide BRT System	0.00			
No	Transit Improvements	Expand Transit Network	0.00			
No	Transit Improvements	Increase Transit Frequency	0.00			
	Transit Improvements	Transit Improvements Subtotal	0.00			
		Land Use and Site Enhancement Subtotal	0.00			
No	Commute	Implement Trip Reduction Program				
No	Commute	Transit Subsidy				
No	Commute	Implement Employee Parking "Cash Out"				
No	Commute	Workplace Parking Charge				
No	Commute	Encourage Telecommuting and Alternative Work Schedules	0.00			
No	Commute	Market Commute Trip Reduction Option	0.00			
No	Commute	Employee Vanpool/Shuttle	0.00		2.00	
No	Commute	Provide Ride Sharing Program				
	Commute	Commute Subtotal	0.00			

No	School Trip	Implement School Bus Program	0.00			
		Total VMT Reduction	0.00			

Area Mitigation

Measure Implemented	Mitigation Measure	Input Value
No	Only Natural Gas Hearth	
No	No Hearth	
No	Use Low VOC Cleaning Supplies	
No	Use Low VOC Paint (Residential Interior)	100.00
No	Use Low VOC Paint (Residential Exterior)	100.00
No	Use Low VOC Paint (Non-residential Interior)	150.00
No	Use Low VOC Paint (Non-residential Exterior)	150.00
No	% Electric Lawnmower	
No	% Electric Leafblower	
No	% Electric Chainsaw	

Energy Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
Yes	Exceed Title 24	30.00	
No	Install High Efficiency Lighting		
No	On-site Renewable		

Appliance Type	Land Use Subtype	% Improvement
ClothWasher		30.00

DishWasher		15.00
Fan		50.00
Refrigerator		15.00

Water Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Apply Water Conservation on Strategy		
No	Use Reclaimed Water		
No	Use Grey Water		
No	Install low-flow bathroom faucet	32.00	
No	Install low-flow Kitchen faucet	18.00	
No	Install low-flow Toilet	20.00	
No	Install low-flow Shower	20.00	
No	Turf Reduction		
No	Use Water Efficient Irrigation Systems	6.10	
No	Water Efficient Landscape		

Solid Waste Mitigation

Mitigation Measures	Input Value
Institute Recycling and Composting Services Percent Reduction in Waste Disposed	

College Square South Addendum - Proposed Project

Sacramento County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	51.64	1000sqft	1.19	51,636.00	0
Fast Food Restaurant with Drive Thru	4.74	1000sqft	0.11	4,744.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	3.5	**Precipitation Freq (Days)**	58
Climate Zone	6			**Operational Year**	2017
Utility Company	Sacramento Municipal Utility District				
CO2 Intensity (lb/MWhr)	482.83	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor adjusted to reflect SMUD's anticipated progress towards Statewide RPS goals

Land Use - *

Construction Phase - construction emissions not modeled

Vehicle Trips - based on trip generation data for proposed application from traffic consultant

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblLandUse	LandUseSquareFeet	51,640.00	51,636.00
tblLandUse	LandUseSquareFeet	4,740.00	4,744.00
tblProjectCharacteristics	CO2IntensityFactor	590.31	482.83
tblProjectCharacteristics	OperationalYear	2014	2017
tblVehicleTrips	DV_TP	21.00	0.00
tblVehicleTrips	PB_TP	50.00	0.00
tblVehicleTrips	PR_TP	29.00	100.00
tblVehicleTrips	ST_TR	722.03	186.13
tblVehicleTrips	SU_TR	542.72	186.13
tblVehicleTrips	WD_TR	496.12	186.13

2.0 Emissions Summary

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2246	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4000e-003	1.4000e-003	0.0000	0.0000	1.4800e-003
Energy	4.6300e-003	0.0421	0.0353	2.5000e-004		3.2000e-003	3.2000e-003		3.2000e-003	3.2000e-003	0.0000	101.8918	101.8918	4.2500e-003	1.5400e-003	102.4574
Mobile	0.5083	0.9926	4.8265	9.3200e-003	0.6449	0.0129	0.6578	0.1728	0.0118	0.1846	0.0000	709.7787	709.7787	0.0308	0.0000	710.4256
Waste						0.0000	0.0000		0.0000	0.0000	11.0833	0.0000	11.0833	0.6550	0.0000	24.8384
Water						0.0000	0.0000		0.0000	0.0000	0.5090	1.6404	2.1494	1.8500e-003	1.1300e-003	2.5378
Total	**0.7376**	**1.0347**	**4.8626**	**9.5700e-003**	**0.6449**	**0.0161**	**0.6610**	**0.1728**	**0.0150**	**0.1878**	**11.5923**	**813.3123**	**824.9046**	**0.6919**	**2.6700e-003**	**840.2606**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2246	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4000e-003	1.4000e-003	0.0000	0.0000	1.4800e-003
Energy	4.1400e-003	0.0377	0.0316	2.3000e-004		2.8600e-003	2.8600e-003		2.8600e-003	2.8600e-003	0.0000	93.7724	93.7724	3.9600e-003	1.4100e-003	94.2918
Mobile	0.5083	0.9926	4.8265	9.3200e-003	0.6449	0.0129	0.6578	0.1728	0.0118	0.1846	0.0000	709.7787	709.7787	0.0308	0.0000	710.4256
Waste						0.0000	0.0000		0.0000	0.0000	11.0833	0.0000	11.0833	0.6550	0.0000	24.8384
Water						0.0000	0.0000		0.0000	0.0000	0.5090	1.6404	2.1494	1.8600e-003	1.1300e-003	2.5383
Total	**0.7371**	**1.0303**	**4.8589**	**9.5500e-003**	**0.6449**	**0.0157**	**0.6606**	**0.1728**	**0.0147**	**0.1875**	**11.5923**	**805.1928**	**816.7852**	**0.6916**	**2.5400e-003**	**832.0956**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.07**	**0.42**	**0.08**	**0.21**	**0.00**	**2.12**	**0.05**	**0.00**	**2.26**	**0.18**	**0.00**	**1.00**	**0.98**	**0.04**	**4.87**	**0.97**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2017	12/30/2016	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.5083	0.9926	4.8265	9.3200e-003	0.6449	0.0129	0.6578	0.1728	0.0118	0.1846	0.0000	709.7787	709.7787	0.0308	0.0000	710.4256
Unmitigated	0.5083	0.9926	4.8265	9.3200e-003	0.6449	0.0129	0.6578	0.1728	0.0118	0.1846	0.0000	709.7787	709.7787	0.0308	0.0000	710.4256

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Fast Food Restaurant with Drive Thru	882.26	882.26	882.26	1,732,557	1,732,557
Parking Lot	0.00	0.00	0.00		
Total	882.26	882.26	882.26	1,732,557	1,732,557

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Fast Food Restaurant with Drive	10.00	5.00	6.50	2.20	78.80	19.00	100	0	0
Parking Lot	10.00	5.00	6.50	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.504380	0.068251	0.178421	0.147199	0.044767	0.006294	0.020809	0.016358	0.002307	0.002286	0.006181	0.000572	0.002175

4.4 Fleet Mix

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
NaturalGas Mitigated	4.1400e-003	0.0377	0.0316	2.3000e-004		2.8600e-003	2.8600e-003		2.8600e-003	2.8600e-003	0.0000	41.0098	41.0098	7.9000e-004	7.5000e-004	41.2594
NaturalGas Unmitigated	4.6300e-003	0.0421	0.0353	2.5000e-004		3.2000e-003	3.2000e-003		3.2000e-003	3.2000e-003	0.0000	45.7785	45.7785	8.8000e-004	8.4000e-004	46.0571
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	52.7626	52.7626	3.1700e-003	6.6000e-004	53.0324
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	56.1133	56.1133	3.3700e-003	7.0000e-004	56.4002

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Fast Food Restaurant with Drive Thru	857858	4.6300e-003	0.0421	0.0353	2.5000e-004		3.2000e-003	3.2000e-003		3.2000e-003	3.2000e-003	0.0000	45.7785	45.7785	8.8000e-004	8.4000e-004	46.0571
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**4.6300e-003**	**0.0421**	**0.0353**	**2.5000e-004**		**3.2000e-003**	**3.2000e-003**		**3.2000e-003**	**3.2000e-003**	**0.0000**	**45.7785**	**45.7785**	**8.8000e-004**	**8.4000e-004**	**46.0571**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Fast Food Restaurant with Drive Thru	768495	4.1400e-003	0.0377	0.0316	2.3000e-004		2.8600e-003	2.8600e-003		2.8600e-003	2.8600e-003	0.0000	41.0098	41.0098	7.9000e-004	7.5000e-004	41.2594
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**4.1400e-003**	**0.0377**	**0.0316**	**2.3000e-004**		**2.8600e-003**	**2.8600e-003**		**2.8600e-003**	**2.8600e-003**	**0.0000**	**41.0098**	**41.0098**	**7.9000e-004**	**7.5000e-004**	**41.2594**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Fast Food Restaurant with Drive Thru	210776	46.1616	2.7700e-003	5.7000e-004	46.3977
Parking Lot	45439.7	9.9517	6.0000e-004	1.2000e-004	10.0025
Total		**56.1133**	**3.3700e-003**	**6.9000e-004**	**56.4002**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Fast Food Restaurant with Drive Thru	195477	42.8109	2.5700e-003	5.3000e-004	43.0298
Parking Lot	45439.7	9.9517	6.0000e-004	1.2000e-004	10.0025
Total		**52.7626**	**3.1700e-003**	**6.5000e-004**	**53.0324**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2246	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4000e-003	1.4000e-003	0.0000	0.0000	1.4800e-003
Unmitigated	0.2246	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4000e-003	1.4000e-003	0.0000	0.0000	1.4800e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	4.3800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2202					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	7.0000e-005	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4000e-003	1.4000e-003	0.0000	0.0000	1.4800e-003
Total	**0.2246**	**1.0000e-005**	**7.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.4000e-003**	**1.4000e-003**	**0.0000**	**0.0000**	**1.4800e-003**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	4.3800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2202					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	7.0000e-005	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4000e-003	1.4000e-003	0.0000	0.0000	1.4800e-003
Total	**0.2246**	**1.0000e-005**	**7.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.4000e-003**	**1.4000e-003**	**0.0000**	**0.0000**	**1.4800e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Unmitigated	2.1494	1.8500e-003	1.1300e-003	2.5378
Mitigated	2.1494	1.8600e-003	1.1300e-003	2.5383

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Fast Food Restaurant with Drive Thru	1.43875 / 0.0918351	2.1494	1.8500e-003	1.1300e-003	2.5378
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**2.1494**	**1.8500e-003**	**1.1300e-003**	**2.5378**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Fast Food Restaurant with Drive Thru	1.43875 / 0.0918351	2.1494	1.8600e-003	1.1300e-003	2.5383
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**2.1494**	**1.8600e-003**	**1.1300e-003**	**2.5383**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	11.0833	0.6550	0.0000	24.8384
Unmitigated	11.0833	0.6550	0.0000	24.8384

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Fast Food Restaurant with Drive Thru	54.6	11.0833	0.6550	0.0000	24.8384
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**11.0833**	**0.6550**	**0.0000**	**24.8384**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Fast Food Restaurant with Drive Thru	54.6	11.0833	0.6550	0.0000	24.8384
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**11.0833**	**0.6550**	**0.0000**	**24.8384**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

College Square South Addendum - Proposed Project

Sacramento County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	51.64	1000sqft	1.19	51,636.00	0
Fast Food Restaurant with Drive Thru	4.74	1000sqft	0.11	4,744.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	3.5	**Precipitation Freq (Days)**	58
Climate Zone	6			**Operational Year**	2017
Utility Company	Sacramento Municipal Utility District				
CO2 Intensity (lb/MWhr)	482.83	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor adjusted to reflect SMUD's anticipated progress towards Statewide RPS goals

Land Use - *

Construction Phase - construction emissions not modeled

Vehicle Trips - based on trip generation data for proposed application from traffic consultant

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblLandUse	LandUseSquareFeet	51,640.00	51,636.00
tblLandUse	LandUseSquareFeet	4,740.00	4,744.00
tblProjectCharacteristics	CO2IntensityFactor	590.31	482.83
tblProjectCharacteristics	OperationalYear	2014	2017
tblVehicleTrips	DV_TP	21.00	0.00
tblVehicleTrips	PB_TP	50.00	0.00
tblVehicleTrips	PR_TP	29.00	100.00
tblVehicleTrips	ST_TR	722.03	186.13
tblVehicleTrips	SU_TR	542.72	186.13
tblVehicleTrips	WD_TR	496.12	186.13

2.0 Emissions Summary

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.2311	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131
Energy	0.0254	0.2304	0.1936	1.3800e-003		0.0175	0.0175		0.0175	0.0175		276.5052	276.5052	5.3000e-003	5.0700e-003	278.1880
Mobile	3.1675	5.0689	27.4784	0.0556	3.6685	0.0705	3.7390	0.9800	0.0649	1.0448		4,646.7964	4,646.7964	0.1867		4,650.7179
Total	**4.4239**	**5.2994**	**27.6778**	**0.0570**	**3.6685**	**0.0880**	**3.7565**	**0.9800**	**0.0824**	**1.0624**		**4,923.3140**	**4,923.3140**	**0.1921**	**5.0700e-003**	**4,928.9190**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.2311	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131
Energy	0.0227	0.2064	0.1734	1.2400e-003		0.0157	0.0157		0.0157	0.0157		247.7018	247.7018	4.7500e-003	4.5400e-003	249.2093
Mobile	3.1675	5.0689	27.4784	0.0556	3.6685	0.0705	3.7390	0.9800	0.0649	1.0448		4,646.7964	4,646.7964	0.1867		4,650.7179
Total	**4.4213**	**5.2754**	**27.6576**	**0.0568**	**3.6685**	**0.0862**	**3.7547**	**0.9800**	**0.0806**	**1.0605**		**4,894.5106**	**4,894.5106**	**0.1915**	**4.5400e-003**	**4,899.9402**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.06	0.45	0.07	0.25	0.00	2.07	0.05	0.00	2.21	0.17	0.00	0.59	0.59	0.29	10.45	0.59

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2017	12/30/2016	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Unmitigated	3.1675	5.0689	27.4784	0.0556	3.6685	0.0705	3.7390	0.9800	0.0649	1.0448		4,646.7964	4,646.7964	0.1867		4,650.7179
Mitigated	3.1675	5.0689	27.4784	0.0556	3.6685	0.0705	3.7390	0.9800	0.0649	1.0448		4,646.7964	4,646.7964	0.1867		4,650.7179

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Fast Food Restaurant with Drive Thru	882.26	882.26	882.26	1,732,557	1,732,557
Parking Lot	0.00	0.00	0.00		
Total	882.26	882.26	882.26	1,732,557	1,732,557

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Fast Food Restaurant with Drive	10.00	5.00	6.50	2.20	78.80	19.00	100	0	0
Parking Lot	10.00	5.00	6.50	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.504380	0.068251	0.178421	0.147199	0.044767	0.006294	0.020809	0.016358	0.002307	0.002286	0.006181	0.000572	0.002175

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0227	0.2064	0.1734	1.2400e-003		0.0157	0.0157		0.0157	0.0157		247.7018	247.7018	4.7500e-003	4.5400e-003	249.2093
NaturalGas Unmitigated	0.0254	0.2304	0.1936	1.3800e-003		0.0175	0.0175		0.0175	0.0175		276.5052	276.5052	5.3000e-003	5.0700e-003	278.1880

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Fast Food Restaurant with Drive Thru	2350.29	0.0254	0.2304	0.1936	1.3800e-003		0.0175	0.0175		0.0175	0.0175		276.5052	276.5052	5.3000e-003	5.0700e-003	278.1880
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0254**	**0.2304**	**0.1936**	**1.3800e-003**		**0.0175**	**0.0175**		**0.0175**	**0.0175**		**276.5052**	**276.5052**	**5.3000e-003**	**5.0700e-003**	**278.1880**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Fast Food Restaurant with Drive Thru	2.10547	0.0227	0.2064	0.1734	1.2400e-003		0.0157	0.0157		0.0157	0.0157		247.7018	247.7018	4.7500e-003	4.5400e-003	249.2093
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0227**	**0.2064**	**0.1734**	**1.2400e-003**		**0.0157**	**0.0157**		**0.0157**	**0.0157**		**247.7018**	**247.7018**	**4.7500e-003**	**4.5400e-003**	**249.2093**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Unmitigated	1.2311	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131
Mitigated	1.2311	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0240					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.2065					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.7000e-004	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131
Total	**1.2311**	**6.0000e-005**	**5.8600e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0123**	**0.0123**	**3.0000e-005**		**0.0131**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0240					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.2065					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.7000e-004	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131
Total	**1.2311**	**6.0000e-005**	**5.8600e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0123**	**0.0123**	**3.0000e-005**		**0.0131**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

College Square South Addendum - Proposed Project

Sacramento County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	51.64	1000sqft	1.19	51,636.00	0
Fast Food Restaurant with Drive Thru	4.74	1000sqft	0.11	4,744.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	3.5	**Precipitation Freq (Days)**	58
Climate Zone	6			**Operational Year**	2017
Utility Company	Sacramento Municipal Utility District				
CO2 Intensity (lb/MWhr)	482.83	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor adjusted to reflect SMUD's anticipated progress towards Statewide RPS goals

Land Use - *

Construction Phase - construction emissions not modeled

Vehicle Trips - based on trip generation data for proposed application from traffic consultant

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblLandUse	LandUseSquareFeet	51,640.00	51,636.00
tblLandUse	LandUseSquareFeet	4,740.00	4,744.00
tblProjectCharacteristics	CO2IntensityFactor	590.31	482.83
tblProjectCharacteristics	OperationalYear	2014	2017
tblVehicleTrips	DV_TP	21.00	0.00
tblVehicleTrips	PB_TP	50.00	0.00
tblVehicleTrips	PR_TP	29.00	100.00
tblVehicleTrips	ST_TR	722.03	186.13
tblVehicleTrips	SU_TR	542.72	186.13
tblVehicleTrips	WD_TR	496.12	186.13

2.0 Emissions Summary

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.2311	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131
Energy	0.0254	0.2304	0.1936	1.3800e-003		0.0175	0.0175		0.0175	0.0175		276.5052	276.5052	5.3000e-003	5.0700e-003	278.1880
Mobile	2.9605	5.7638	29.6555	0.0502	3.6685	0.0711	3.7396	0.9800	0.0654	1.0454		4,209.1085	4,209.1085	0.1869		4,213.0335
Total	**4.2169**	**5.9942**	**29.8549**	**0.0516**	**3.6685**	**0.0886**	**3.7571**	**0.9800**	**0.0829**	**1.0629**		**4,485.6261**	**4,485.6261**	**0.1922**	**5.0700e-003**	**4,491.2345**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.2311	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131
Energy	0.0227	0.2064	0.1734	1.2400e-003		0.0157	0.0157		0.0157	0.0157		247.7018	247.7018	4.7500e-003	4.5400e-003	249.2093
Mobile	2.9605	5.7638	29.6555	0.0502	3.6685	0.0711	3.7396	0.9800	0.0654	1.0454		4,209.1085	4,209.1085	0.1869		4,213.0335
Total	**4.2142**	**5.9702**	**29.8347**	**0.0514**	**3.6685**	**0.0868**	**3.7553**	**0.9800**	**0.0811**	**1.0611**		**4,456.8226**	**4,456.8226**	**0.1917**	**4.5400e-003**	**4,462.2558**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.06	0.40	0.07	0.27	0.00	2.05	0.05	0.00	2.19	0.17	0.00	0.64	0.64	0.29	10.45	0.65

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2017	12/30/2016	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Unmitigated	2.9605	5.7638	29.6555	0.0502	3.6685	0.0711	3.7396	0.9800	0.0654	1.0454		4,209.1085	4,209.1085	0.1869		4,213.0335
Mitigated	2.9605	5.7638	29.6555	0.0502	3.6685	0.0711	3.7396	0.9800	0.0654	1.0454		4,209.1085	4,209.1085	0.1869		4,213.0335

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Fast Food Restaurant with Drive Thru	882.26	882.26	882.26	1,732,557	1,732,557
Parking Lot	0.00	0.00	0.00		
Total	882.26	882.26	882.26	1,732,557	1,732,557

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Fast Food Restaurant with Drive	10.00	5.00	6.50	2.20	78.80	19.00	100	0	0
Parking Lot	10.00	5.00	6.50	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.504380	0.068251	0.178421	0.147199	0.044767	0.006294	0.020809	0.016358	0.002307	0.002286	0.006181	0.000572	0.002175

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0227	0.2064	0.1734	1.2400e-003		0.0157	0.0157		0.0157	0.0157		247.7018	247.7018	4.7500e-003	4.5400e-003	249.2093
NaturalGas Unmitigated	0.0254	0.2304	0.1936	1.3800e-003		0.0175	0.0175		0.0175	0.0175		276.5052	276.5052	5.3000e-003	5.0700e-003	278.1880

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Fast Food Restaurant with Drive Thru	2350.29	0.0254	0.2304	0.1936	1.3800e-003		0.0175	0.0175		0.0175	0.0175		276.5052	276.5052	5.3000e-003	5.0700e-003	278.1880
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0254**	**0.2304**	**0.1936**	**1.3800e-003**		**0.0175**	**0.0175**		**0.0175**	**0.0175**		**276.5052**	**276.5052**	**5.3000e-003**	**5.0700e-003**	**278.1880**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Fast Food Restaurant with Drive Thru	2.10547	0.0227	0.2064	0.1734	1.2400e-003		0.0157	0.0157		0.0157	0.0157		247.7018	247.7018	4.7500e-003	4.5400e-003	249.2093
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0227**	**0.2064**	**0.1734**	**1.2400e-003**		**0.0157**	**0.0157**		**0.0157**	**0.0157**		**247.7018**	**247.7018**	**4.7500e-003**	**4.5400e-003**	**249.2093**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Unmitigated	1.2311	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131
Mitigated	1.2311	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0240					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.2065					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.7000e-004	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131
Total	**1.2311**	**6.0000e-005**	**5.8600e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0123**	**0.0123**	**3.0000e-005**		**0.0131**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0240					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.2065					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.7000e-004	6.0000e-005	5.8600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0123	0.0123	3.0000e-005		0.0131
Total	**1.2311**	**6.0000e-005**	**5.8600e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0123**	**0.0123**	**3.0000e-005**		**0.0131**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

College Square South Addendum - Proposed Project

Sacramento County, Mitigation Report

Construction Mitigation Summary

Phase	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												

OFFROAD Equipment Mitigation

Equipment Type	Fuel Type	Tier	Number Mitigated	Total Number of Equipment	DPF	Oxidation Catalyst
Concrete/Industrial Saws	Diesel	No Change	0	1	No Change	0.00
Rubber Tired Dozers	Diesel	No Change	0	1	No Change	0.00
Tractors/Loaders/Backhoes	Diesel	No Change	0	3	No Change	0.00

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Unmitigated tons/yr							Unmitigated mt/yr					

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated tons/yr							Mitigated mt/yr					

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												

Fugitive Dust Mitigation

Yes/No	Mitigation Measure	Mitigation Input		Mitigation Input		Mitigation Input	
No	Soil Stabilizer for unpaved Roads	PM10 Reduction		PM2.5 Reduction			
No	Replace Ground Cover of Area Disturbed	PM10 Reduction		PM2.5 Reduction			
No	Water Exposed Area	PM10 Reduction		PM2.5 Reduction		Frequency (per day)	
No	Unpaved Road Mitigation	Moisture Content %		Vehicle Speed (mph)			
No	Clean Paved Road	% PM Reduction	0.00				

		Unmitigated		Mitigated		Percent Reduction	
Phase	Source	PM10	PM2.5	PM10	PM2.5	PM10	PM2.5

Operational Percent Reduction Summary

Category	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.97	5.97	5.93	5.80	5.97
Hearth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Natural Gas	10.58	10.42	10.42	8.00	10.63	10.63	0.00	10.42	10.42	10.23	10.71	10.42
Water Indoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.54	0.00	-0.02
Water Outdoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Operational Mobile Mitigation

Project Setting:

Mitigation	Category	Measure	% Reduction	Input Value 1	Input Value 2	Input Value
No	Land Use	Increase Density	0.00			
No	Land Use	Increase Diversity	0.06	0.24		
No	Land Use	Improve Walkability Design	0.00			
No	Land Use	Improve Destination Accessibility	0.00			
No	Land Use	Increase Transit Accessibility	0.25			
No	Land Use	Integrate Below Market Rate Housing	0.00			
	Land Use	Land Use SubTotal	0.00			

No	Neighborhood Enhancements	Improve Pedestrian Network				
No	Neighborhood Enhancements	Provide Traffic Calming Measures				
No	Neighborhood Enhancements	Implement NEV Network	0.00			
	Neighborhood Enhancements	Neighborhood Enhancements Subtotal	0.00			
No	Parking Policy Pricing	Limit Parking Supply	0.00			
No	Parking Policy Pricing	Unbundle Parking Costs	0.00			
No	Parking Policy Pricing	On-street Market Pricing	0.00			
	Parking Policy Pricing	Parking Policy Pricing Subtotal	0.00			
No	Transit Improvements	Provide BRT System	0.00			
No	Transit Improvements	Expand Transit Network	0.00			
No	Transit Improvements	Increase Transit Frequency	0.00			
	Transit Improvements	Transit Improvements Subtotal	0.00			
		Land Use and Site Enhancement Subtotal	0.00			
No	Commute	Implement Trip Reduction Program				
No	Commute	Transit Subsidy				
No	Commute	Implement Employee Parking "Cash Out"				
No	Commute	Workplace Parking Charge				
No	Commute	Encourage Telecommuting and Alternative Work Schedules	0.00			
No	Commute	Market Commute Trip Reduction Option	0.00			
No	Commute	Employee Vanpool/Shuttle	0.00		2.00	
No	Commute	Provide Ride Sharing Program				
	Commute	Commute Subtotal	0.00			

No	School Trip	Implement School Bus Program	0.00			
		Total VMT Reduction	0.00			

Area Mitigation

Measure Implemented	Mitigation Measure	Input Value
No	Only Natural Gas Hearth	
No	No Hearth	
No	Use Low VOC Cleaning Supplies	
No	Use Low VOC Paint (Residential Interior)	100.00
No	Use Low VOC Paint (Residential Exterior)	100.00
No	Use Low VOC Paint (Non-residential Interior)	150.00
No	Use Low VOC Paint (Non-residential Exterior)	150.00
No	% Electric Lawnmower	
No	% Electric Leafblower	
No	% Electric Chainsaw	

Energy Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
Yes	Exceed Title 24	30.00	
No	Install High Efficiency Lighting		
No	On-site Renewable		

Appliance Type	Land Use Subtype	% Improvement
ClothWasher		30.00

DishWasher		15.00
Fan		50.00
Refrigerator		15.00

Water Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Apply Water Conservation on Strategy		
No	Use Reclaimed Water		
No	Use Grey Water		
No	Install low-flow bathroom faucet	32.00	
No	Install low-flow Kitchen faucet	18.00	
No	Install low-flow Toilet	20.00	
No	Install low-flow Shower	20.00	
No	Turf Reduction		
No	Use Water Efficient Irrigation Systems	6.10	
No	Water Efficient Landscape		

Solid Waste Mitigation

Mitigation Measures	Input Value
Institute Recycling and Composting Services	
Percent Reduction in Waste Disposed	

ATTACHMENT E
BIOLOGICAL RESOURCES SUMMARY

SYCAMORE ENVIRONMENTAL CONSULTANTS, INC.
6355 Riverside Blvd., Suite C, Sacramento, CA 95831
916/ 427-0703 www.sycamoreenv.com

1 April 2016

Mr. Nick Pappani, Vice President
Raney Planning & Management, Inc.
1501 Sports Drive
Sacramento, CA 95834
Phone: 916/ 372-6100

Subject: ***Summary of Biological Resources, Impacts, and Mitigation for College Square South Project in the City of Sacramento, CA***

Dear Nick:

This letter provides updated biological resources information for the College Square South (CSS) Project to support an Addendum to the College Square Planned Unit Development (CS PUD) Environmental Impact Report (EIR) certified on 20 January 2004. For biological resources, the letter documents that no substantial changes proposed by the project modification require major revisions of the previously certified EIR. No new significant environmental effects or a substantial increase in the severity of previously identified significant effects were identified. No new significant environmental effects or a substantial increase in the severity of previously identified significant effects will occur as a result of the proposed project modification.

PROJECT HISTORY

The CS PUD covered a mixed use development of commercial and residential uses totaling 63 gross acres. The City circulated a Draft Environmental Impact Report (EIR) in September 2003, completed a Final EIR in December 2003, and certified the EIR on 20 January 2004 (SCH# 2002122088). Construction began in 2006 with the extension of West Stockton Blvd to Bruceville Rd and Kastanis Way. By summer of 2007, the buildings and parking lots for most of phases one and two had been constructed on the northeast corner of West Stockton Blvd and Bruceville Rd. The Golden Corral, part of phase four, was constructed in 2008. CopperStone Village I at 8000 West Stockton was under construction in 2009. Grading and construction staging areas occurred throughout the CS PUD as different areas were constructed.

The CSS Project is part of the larger CS PUD. The CSS is part of the southwest quadrant of the PUD, on the southeast corner of Bruceville Road and W. Stockton Blvd. The CSS area is shown on the tentative Draft EIR Phasing Plan as Phases 5 and 6. The CSS completed Section 404 Clean Water Act permitting and Section 7 Endangered Species Act consultation separately from the rest of College Square PUD, which was referred to in the permit applications as College Marketplace.

A development application was submitted to the City for eight legal parcels (Assessor's Parcel Numbers 117-1460-019 to -025) totaling about 5.97 acres. The parcels are south of West Stockton Blvd, east of Bruceville Rd. Kastanis Way separates parcels -022 and -025. The City determined that an Addendum to the EIR should be prepared in light of the time that elapsed since EIR certification and the changes to the CSS project description.

SUMMARY OF FINDINGS FOR BIOLOGICAL RESOURCES

The CS PUD Draft and Final EIR and the Mitigation Monitoring Plan (MMP; Attachment A) were reviewed to determine the CEQA baseline conditions at the time of the original CEQA evaluation. The development that has already taken place in the CS PUD was required to secure permits and proof of mitigation credit purchases before commencing construction. The permits and mitigation agreements for those developments were reviewed. The evaluation considered whether or not mitigation measures had been fully satisfied, whether new or revised mitigation measures were needed to reduce impacts to less than significant, and which mitigation measures were applicable for the development of College Square South. In support of the evaluation, the biological resources evaluation was updated to determine whether new species or sensitive habitats not previously considered in the EIR were present within the study area. A biologist conducted a biological field survey of the CSS site on 15 March 2016. The biological field survey results are in Attachment C.

- There are no new potentially significant impacts to biological resources; the footprint of CSS lies within the project area evaluated in the EIR and potential effects to biological resources are unchanged since the EIR.
- The potentially significant effects to biological resources identified in the EIR will not be any more severe as a result of updated CSS design.
- Several of the EIR's biological mitigation measures remain applicable to the CSS (see Table 1 below).
- No new or modified mitigation measures are needed to reduce impacts to biological resources to less than significant.

DISCUSSION OF IMPACTS AND MITIGATION

The EIR included ten mitigation measures for biological resources. These measures and a summary of their applicability to CSS are presented Table 1 below. The MMP is in Attachment A.

Table 1. Summary of College Square PUD biological resources mitigation measures and applicability to CSS.

MM#	Mitigation Measure	MM Summary	Applicable to CSS
6.9-1	Loss of burrowing owl	Preconstruction surveys prior to construction (Project+250ft)	No burrowing owls are known to nest historically or currently on the College Square South project site. No suitable denning habitat was observed in March 2016. The project should continue to implement MM 6.9-1 to ensure impacts to burrowing owl are less than significant.
6.9-2	Removal of Swainson's hawk foraging habitat	Foraging habitat preservation (conservation easement or mitigation bank)	>Unfortunately, we don't have documentation that CSS paid for S.hawk foraging habitat. If the applicant has documents showing the mitigation was paid, then this MM is satisfied.
	Removal of Swainson's hawk nesting habitat	Preconstruction surveys prior to construction (Project+1/2 mi)	No suitable nest trees are present on the CSS project site. Suitable nest trees occur within 0.25 mile. Preconstruction surveys in MM 6.9-2 remain applicable for CSS.
6.9-3	Loss of Jurisdictional Waters	Creation/preservation of wetlands	>Unfortunately, we don't have documentation that CSS paid for wetland mitigation. If the applicant has documents showing the mitigation was paid, then this MM is satisfied.
	Discharge	404/401 Permit	CSS received a Section 404 CWA Individual Permit from the Corps in February 2007 and a Section 401 WQC. This portion of MM 6.9-3 is satisfied.
	Stormwater outfall to Union House Creek	Wetland delineation, 404/401/1602 permits	The stormwater outfall was permitted and constructed by the College Marketplace phase of the PUD. This portion of MM 6.9-3 is satisfied.
6.9-4	Loss of vernal pool branchiopod habitat	Implement 6.9-3	CSS receive a Biological Opinion from USFWS in June 2005. CSS has an approved Bill of Sale for the Vernal Pool preservation credits purchased from Bryte Ranch. >Unfortunately, we don't have documentation that CSS paid for wetland creation mitigation, which is the second part of the BO required VP mitigation.
6.9-5	Loss of giant garter snake	None required	Giant garter snakes do not have potential to occur or be affected by work on the CSS site. MM 6.9-5 is moot and, therefore, satisfied.
6.9-6	Loss of rare plants	None required (no plants found during botanical surveys)	Based on survey results, the CCS site does not provide habitat for rare plants. MM 6.9-6 is moot and, therefore, satisfied.

6.9-7	Disturbance of raptor nests	Preconstruction surveys during nesting season	No suitable nest trees are present on the CSS project site. Potential nest trees occur within 0.25 mile. MM 6.9-7 remains applicable for CSS.
6.9-8	Loss of heritage trees	Tree survey to determine if any are considered heritage trees under City Municipal Code Chapter 12.64	No heritage trees are present on CSS. MM 6.9-8 is moot and, therefore, satisfied.
6.9-9	Offsite storm drainage & outfall	Not part of CSS	The stormwater outfall was permitted and constructed by the College Marketplace phase of the PUD. This portion of MM 6.9-9 is satisfied.
6.9-10	Cumulative Impacts to Bio Resources	Implement 6.9-1, -2, -3, -7 and -8; and should conduct rare plant surveys	CSS should implement 6.9-1, -2, and -7. CEQA MM 6.9-3, -8, and -9 have been satisfied. >(upon documentation that the wetland creation mitigation and S.hawk foraging mitigation has been paid, otherwise, the applicant needs to purchase the credits.)

Please contact me with any questions.

Cordially,

Jeffery Little
Vice President

Attachment A. College Square PUD Mitigation Monitoring Plan
Attachment B. College Square South Site Plan dated 10 March 2016
Attachment C. College Square 2016 Biological Resources Evaluation Letter

ATTACHMENT A

College Square PUD Mitigation Monitoring Plan

Table 2-1 (Continued)
Summary of Impacts and Mitigation

Impact #	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
	federal, state, and local statutes and regulations related to solid waste reduction/recycling. A less-than-significant impact would occur. The extent of this impact would be slightly greater under the General Plan Buildout Alternative and slightly less under the Park-and-Ride Alternative.			
AA	Conditions at the proposed project site would remain as they currently exist. No generation of solid waste would result. Therefore, no impact would occur.	NI	No mitigation is required.	NI
6.8-9	**Solid Waste Facilities/Services (Cumulative)**			
PP, AB, AC	The proposed project in conjunction with cumulative development in the South Sacramento area would generate solid waste during construction and operation. Because solid waste haulers use a variety of landfill facilities, and the landfills that serve the South Sacramento area have remaining capacities through the foreseeable future (based on existing growth projections) capacity exists within the landfill system to accommodate project plus cumulative development. A less-than-significant impact would occur.	LTS	No mitigation is required.	LTS
AA	Conditions at the proposed project site would remain as they currently exist. No generation of solid waste would result. Therefore, no impact would occur.	NI	No mitigation is required.	NI
BIOLOGICAL RESOURCES				
6.9-1	**Loss of Burrowing Owl**			
PP, AB, AC	Burrowing owls could occupy the grasslands in the project site prior to the start of construction. No burrowing owls were observed onsite during reconnaissance-level surveys, but suitable habitat is present. However, burrowing owls have been observed as recently as 2002 in the playing field at Cosumnes River College. If burrowing owls are present in construction areas, occupied burrows could be destroyed under the proposed project and the development alternatives. This would represent a significant impact. The extent of this	S	The project applicant shall undertake the following: 1. Prior to construction activity, focused pre-construction surveys would be conducted by a qualified biologist for burrowing owls where suitable habitat is present within 250 feet of the proposed construction areas. Surveys would be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys would be conducted in	LTS

NI=No Impact LTS=Less than significant S=Significant SU=Significant Unavoidable BI=Beneficial Impact

Table 2-1 (Continued)
Summary of Impacts and Mitigation

Impact #	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
	impact would be similar between the proposed project and each of the development alternatives as generally the same amount of land would be disturbed under each.		accordance with CDFG protocol. 2. If no occupied burrows are found on the project site, a letter report documenting survey methods and findings prepare by the qualified biologist would be submitted to CDFG for review and approval, and no further mitigation would be necessary. 3. If occupied burrows are found, impacts to them would be avoided by providing a construction buffer of 165 feet during the non-breeding season (September 1 through January 31) or 250 feet during the breeding season (February 1 through August 31). If construction occurs during the breeding season, the applicant would ensure that a minimum of 6.5 acres of contiguous foraging habitat is available surrounding the occupied burrowing owl nest burrow. 4. If adverse affects to occupied burrows (direct removal or construction within the buffer zone as defined in #3 above) are unavoidable, onsite passive relocation techniques approved by CDFG would be used to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows would be disturbed during the nesting season unless a qualified biologist verifies through non-invasive methods that juveniles from the occupied burrows are foraging independently and are capable of independent survival. Mitigation for foraging habitat for relocated pairs would follow guidelines provided in the California Burrowing Owl Consortium Guidelines (1993) which range from 6.5 to 19.5 acres per pair.	

NI=No Impact LTS=Less than significant S=Significant SU=Significant Unavoidable BI=Beneficial Impact

Table 2-1 (Continued)
Summary of Impacts and Mitigation

Impact #	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
AA	No development would occur as a result of this alternative, so no burrowing owls would be affected. No impact would occur.	NI	No mitigation is required.	NI
6.9-2	**Removal of Swainson's Hawk Foraging and Nesting Habitat**			
PP, AB, AC	Approximately 63 acres of grassland and seasonal wetland habitat that provide foraging habitat for Swainson's hawk would be removed as a result of the implementation of the proposed project or development alternatives. In addition, several trees which provide marginal Swainson's hawk nesting habitat would be removed under the proposed project and each of the development alternatives. While abundant foraging and nesting habitat still occur in the surrounding areas, habitat for this species is being removed at a rapid rate. A significant impact would occur. The extent of this impact would be similar between the proposed project and each of the development alternatives as generally the same amount of land would be disturbed under each.	S	In order to reduce the impacts of the loss of foraging and nesting habitat for Swainson's hawk, the following mitigation measures shall be implemented by the project applicant. For foraging impact: The following mitigation ratios were taken from the CDFG Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California, November 1994. ▸ Preserve similar habitat within a 10-mile radius of the project site to be protected through fee title or conservation easement acceptable to CDFG through the payment of fees to a Swainson's hawk foraging habitat mitigation bank. Preservation ratios are as follows: - 0.5 acres preserved for every acre lost if project site is located between 5 and 10 miles from a nest. - 0.75 acres preserved for every acre lost if project site is located between 1 and 5 miles from a nest. - acres preserved for every acre lost if project site is located within 1 mile of a nest. For nesting impact: ▸ pre-construction surveys shall be conducted by a qualified biologist to identify active nests within ½ mile of the project site. The surveys shall be	LTS

NI=No Impact LTS=Less than significant S=Significant SU=Significant Unavoidable BI=Beneficial Impact

Table 2-1 (Continued)
Summary of Impacts and Mitigation

Impact #	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			conducted no less than 14 days and no more than 30 days prior to the beginning of construction of each phase of the proposed project. To the extent feasible, guidelines provided in the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the Central Valley shall be followed. ▸ If nests are not found, no further mitigation would be required. ▸ If active nests are found, construction should not occur within 0.5 mile of the active nest during the breeding season (March 1 – September 15). ▸ If construction must occur during these months, the nests would be protected by establishing appropriate buffers around each nest. CDFG guidelines recommend implementation of 0.25- or 0.5-mile buffers, but the size of the buffer may be adjusted if a qualified biologist and CDFG determine it would not be likely to adversely affect the nest. No project activity shall commence within the buffer area until a qualified biologist confirms that the nest is no longer active. Monitoring of the nest by a qualified biologist may be required if the activity could adversely affect the nesting Swainson's hawk.	
AA	No development would occur as a result of this alternative, so no Swainson's hawk nests or foraging habitat would be affected. Hence, no impact would occur.	NI	No mitigation is required.	NI
6.9-3	**Loss of Jurisdictional Waters of the United States**			
PP, AB, AC	The proposed project and development alternatives would remove 4.9 acres of wetlands, including 2.5 acres of vernal pools and 2.4 acres of seasonal marsh/wetland, and would	S	To mitigate direct and indirect impacts on wetlands, a minimum of 11.35 acres of wetlands shall be created and 16.28 acres of wetland shall be preserved by the project	LTS

NI=No Impact LTS=Less than significant S=Significant SU=Significant Unavoidable BI=Beneficial Impact

Table 2-1 (Continued)
Summary of Impacts and Mitigation

Impact #	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
	have indirect effects on 1.85 acres of constructed wetland and 0.29 acre of seasonal marsh that occur just offsite. The indirect effects would be associated with diversion of natural surface flow into the offsite wetlands which are known to contain federally listed invertebrates. Also, Union House Creek would likely be considered a jurisdictional waters of the United States, and the construction of the proposed stormwater outfall structure within this creek would require a Section 404 permit from USACE. The above would represent a significant impact. The extent of this impact would be similar between the proposed project and each of the development alternatives as generally the same amount of land would be disturbed under each.		applicant and the City shall verify compliance consistent with Table 6.9-2. This mitigation is in accordance with the ratios set forth in the Biological Opinion issued February 7, 2002. In addition to these ratios, all the Terms and Conditions and the Conservation Recommendations set forth in the Biological Opinion shall be implemented. An individual permit for discharge activities into jurisdictional waters of the United States, including wetlands, is required from the USACE under Section 404 of the Clean Water Act to fill onsite wetlands. In addition, Regional Water Quality Control Board Certification is required, pursuant to Section 401 of the Clean Water Act. For the proposed stormwater outfall to Union House Creek: (1) a wetland delineation is required to determine the presence of Jurisdictional Waters of the United States; (2) a Section 404 permit shall be obtained from USACE for the discharge or dredge or fill material into jurisdictional waters of the United States; (3) RWQCB Certification is required, pursuant to Section 401 of the Clean Water Act; and (4) a Streambed Alteration Agreement is required by CDFG for impacts to the bed or bank of the creek.	
AA	No development would occur as a result of this alternative, so no waters of the United States would be removed or indirectly affected. Hence, no impact would occur.	NI	No mitigation is required.	NI
6.9-4	**Loss of Habitat for Vernal Pool Invertebrates**			
PP, AB, AC	The Biological Opinion dated February 7, 2002, considers all wetlands including vernal pool, seasonal wetland and seasonal marsh, habitat for the federally listed vernal pool fairy and vernal pool tadpole shrimp. The Biological Opinion was issued for the project site, excluding the southwest parcel; however, these species are assumed to be	S	Implement Mitigation Measure 6.9-3.	LTS

NI=No Impact LTS=Less than significant S=Significant SU=Significant Unavoidable BI=Beneficial Impact

Table 2-1 (Continued)
Summary of Impacts and Mitigation

Impact #	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
	present in the southwest parcel as well due to the presence of these species in the watershed. These wetland areas also provide potential habitat for California linderiella and Midvalley fairy shrimp, both federal species of special concern. As a result of this project or the development alternatives, a total of 4.9 acres of habitat for special-status invertebrates would be removed/filled and 2.14 acres of wetlands (offsite) would be indirectly impacted. The onsite habitat would become unsuitable for invertebrates as a result of the proposed action and the offsite habitat would become less suitable. This loss of this habitat would be considered a significant impact. The extent of this impact would be similar between the proposed project and each of the development alternatives as generally the same amount of land would be disturbed under each.			
AA	No development would occur as a result of this alternative, so no habitat for vernal pool invertebrates would be removed or indirectly affected. Hence, no impact would occur.	NI	No mitigation is required.	NI
6.9-5	**Loss of Giant Garter Snake**			
PP, AB, AC	Giant garter snake is not expected to occur on the project site because the habitat is low quality and separated from good quality habitat (i.e., portions of Strawberry Creek) by major roadways. The project site currently drains north and west. Some of the runoff pools along Cosumnes River Boulevard while other runoff enters a drainage ditch along Bruceville Road that feeds a storm drain system which eventually drains into Jacinto Creek. The project and development alternatives would drain northwest to Union House Creek via a new storm drain line and outfall. Union House Creek is concrete-lined and not considered habitat for giant garter snake. As a result, giant garter snakes are not expected to be adversely affected by implementation of the proposed project or the development alternatives. This impact would	LTS	No mitigation is required.	LTS

NI=No Impact LTS=Less than significant S=Significant SU=Significant Unavoidable BI=Beneficial Impact

Table 2-1 (Continued)
Summary of Impacts and Mitigation

Impact #	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
	be less-than-significant. The extent of this impact would be similar between the proposed project and each of the development alternatives as generally the same amount of land would be disturbed under each.			
AA	No development would occur as a result of this alternative, so no giant garter snakes would be affected. Hence, no impact would occur.	NI	No mitigation is required.	NI
6.9-6	**Loss of Rare Plants**			
PP, AB, AC	Rare plant surveys were conducted by ECORP biologists during April and June 2000 on the constructed wetland (offsite) and the project site, excluding the southwest parcel. No rare plants were found during these surveys. Rare plant surveys for the southwest parcel were conducted in April and June 2003. The surveys did not identify any rare plants onsite. No impact would occur.	NI	No mitigation is required.	NI
AA	No development would occur as a result of this alternative, so no rare plants would be affected. Hence, no impact would occur.	NI	No mitigation is required.	NI
6.9-7	**Disturbance of Raptor Nests**			
PP, AB, AC	A few trees are scattered throughout the project site. These trees are mainly non-native, landscape trees along with a few walnut trees. These trees could be used by red-tailed hawk, white-tailed kite, and other raptors. Also, grasslands with tall, dense weeds could be used for nesting by northern harrier. During the 2003 reconnaissance survey, a white-tailed kite was observed in a small tree (approximately 10 feet tall) on the east side of Bruceville Road, directly adjacent to the project site. Grassland and approximately 10 trees that could provide raptor nest habitat would be removed with the implementation of the proposed project and development alternatives. Disturbance to nesting raptors would be considered a significant impact. The extent of this impact would be similar between the proposed project	S	The following measures shall be implemented by the project applicant to reduce potential impacts to active raptor nests to a less-than-significant level: A. To the extent feasible, all grading and tree removal shall occur outside the raptor nesting season (September to January). If grading or tree removal is avoided during the raptor nesting season, no further mitigation shall be necessary. This measure applies to any heavy equipment activities that would occur within 500 feet of trees in or adjacent to the project site. B. If grading or tree removal is proposed to take place during the raptor nesting season, a focused survey for	LTS

NI=No Impact LTS=Less than significant S=Significant SU=Significant Unavoidable BI=Beneficial Impact

Table 2-1 (Continued)
Summary of Impacts and Mitigation

Impact #	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
	and each of the development alternatives as generally the same amount of land would be disturbed under each.		raptor nests shall be conducted by a qualified biologist during the nesting season to identify active nests on the project site. The survey would be conducted no more than 30 days prior to the beginning of grading or tree removal. The results of the survey would be summarized in a written report to be submitted to CDFG and the City of Sacramento Planning Department prior to the beginning of grading. C. If active nests are found, no remediation or other construction activity shall take place within 500 feet of the nest until the young have fledged (as determined by a qualified biologist). If no active nests are found during the focused survey, no further mitigation would be required.	
AA	No development would occur as a result of this alternative, so no raptor nests would be removed or disturbed. No impact would occur.	NI	No mitigation is required.	NI
6.9-8	**Loss of Heritage Trees**			
PP, AB, AC	There are approximately 15 trees scattered throughout the project site. These trees are mainly non-native, landscape trees along with a few walnut trees. If these trees meet the criteria for heritage trees as set forth in the City of Sacramento Heritage Tree Ordinance, their removal would represent a significant impact. The extent of this impact would be similar between the proposed project and each of the development alternatives (Alternatives AB and AC) since the same amount of land would be disturbed under each.	S	A tree survey shall be conducted on the project site to determine if heritage trees are present as defined by the City of Sacramento Heritage Tree Ordinance. ▸ If no heritage trees are present onsite, no further mitigation is required. ▸ If heritage trees are present onsite, preserve the trees by installing temporary fencing 5 feet beyond the drip line of protected trees to minimize disturbance to the trees and their root zones in accordance with the Sacramento City Code, Chapter 12.64 Heritage Trees. Fences shall be maintained until all project activities	LTS

NI=No Impact LTS=Less than significant S=Significant SU=Significant Unavoidable BI=Beneficial Impact

Table 2-1 (Continued)
Summary of Impacts and Mitigation

Impact #	Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
			are complete. No grading, trenching, or movement of heavy equipment shall occur within fenced areas. ▸ If removal of the heritage trees or construction within 5 feet of the drip line cannot be avoided, a permit under Chapter 12.64.050 of the Heritage Tree Ordinance shall be obtained. All requirements of the permit shall be implemented.	
AA	No development would occur as a result of this alternative, so no heritage trees would be removed or disturbed. No impact would occur.	NI	No mitigation is required.	NI
6.9-9	**Biological Impacts of Off-Site Storm Drainage and Outfall**			
PP, AB, AC	The proposed project and each of the development alternatives (AB and AC) would include the development of an off-site storm drain and outfall to Union House Creek. The proposed storm drain alignment would cross Bruceville Road and Cosumnes River Boulevard to a discharge point located several hundred feet west of the Bruceville Road/Cosumnes River Boulevard intersection. The majority of the pipeline alignment contains roadway and road shoulder. The portion of the alignment closest to the creek contains weeds and non-native vegetative. The creek at the proposed outfall location is a concrete channel and does not contain riparian vegetation. A less than significant impact would occur. The extent of this impact would be similar between the proposed project and each of the development alternatives.	LTS	No mitigation is required.	LTS
AA	No off-site storm drain and outfall would be developed under the No Project (No Development) Alternative. No impact would occur.	NI	No mitigation is required.	NI
6.9-10	**Cumulative Impacts on Biological Resources**			
PP, AB, AC	The proposed project would result in significant biological resources impacts before mitigation associated with loss of	S	Cumulative development should implement Mitigation Measures 6.9-1, 6.9-2, 6.9-3, 6.9-7 and 6.9-8, and should	SU

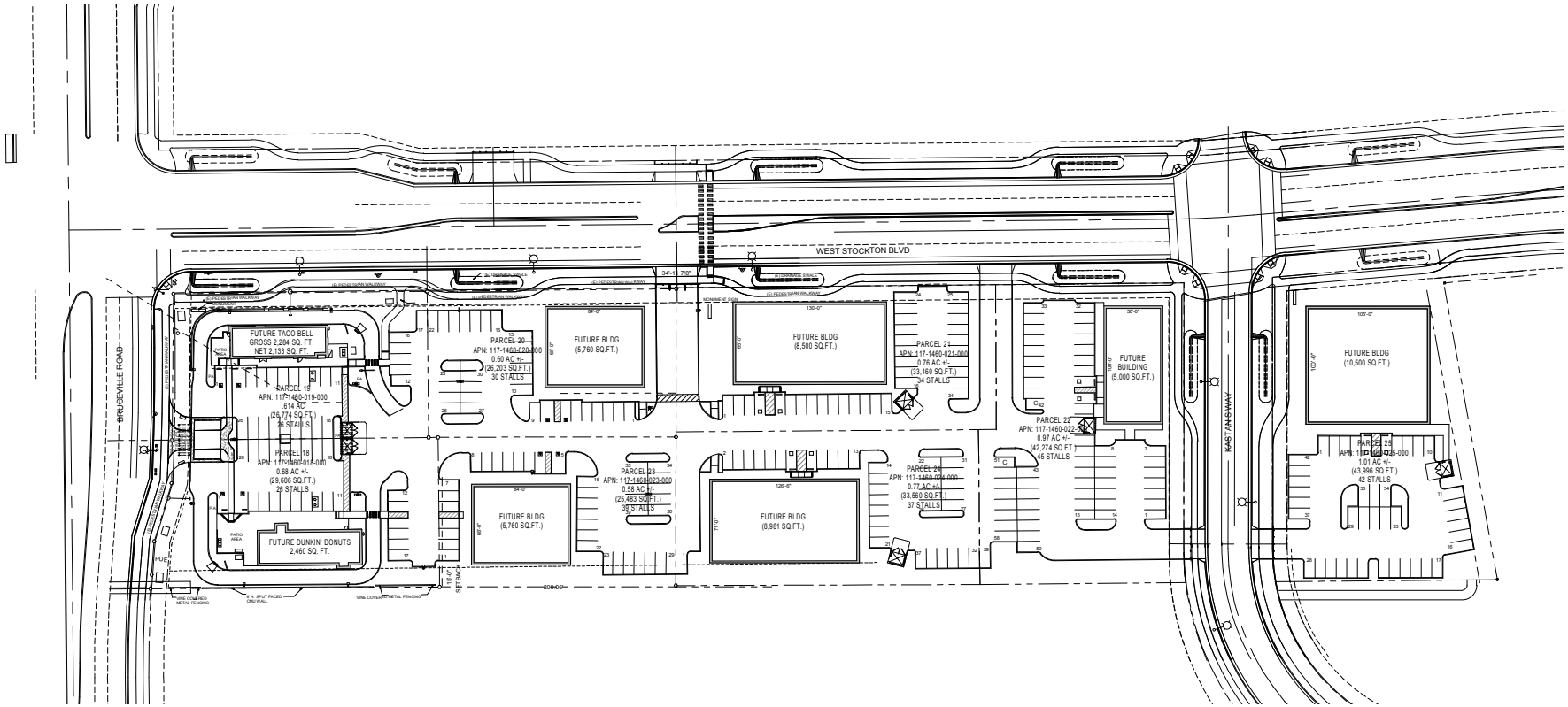
NI=No Impact LTS=Less than significant S=Significant SU=Significant Unavoidable BI=Beneficial Impact

Table 2-1 (Continued) Summary of Impacts and Mitigation				
Impact #	**Impact**	**Significance Before Mitigation**	**Mitigation Measures**	**Significance After Mitigation**
	burrowing owl, removal of Swainson's hawk nesting and foraging habitat, loss of jurisdictional Waters of the U.S., loss of habitat for vernal pool invertebrates, disturbance of raptor nests, and loss of heritage trees. These impacts would be reduced to less-than-significant levels with implementation of the mitigation recommended in this section. Given the presence of the above listed biological resources in the vicinity of the project site, the South Sacramento Community Plan (SSCP) area, and the greater City of Sacramento, it is anticipated that cumulative development within these areas would significantly impact the above listed biological resources before mitigation, but that on a project-by-project basis, some or all of these impacts could be avoided. Still, cumulative development within the vicinity of the project site, the SSCP area, and the greater City of Sacramento would result in a large net reduction in listed species, sensitive species, the habitats of listed species and sensitive species, wetlands, waters of the United States and the State, and heritage trees. A significant unavoidable cumulative impact could occur. Although on a project basis, the proposed project and the development alternatives (Alternatives AB and AC) would not result in any significant impacts to biological resources after mitigation, they would contribute to this cumulative impact.		conduct rare plant surveys and implement required mitigation (similar to the proposed project and the development alternatives).	
AA	No new development would occur at the project site under the No Project (No Development) Alternative, and therefore there would be no impact in terms of contribution to cumulative biological resources impacts.	NI	No mitigation is required.	NI

NI=No Impact LTS=Less than significant S=Significant SU=Significant Unavoidable BI=Beneficial Impact

ATTACHMENT B

College Square South Site Plan dated 10 March 2016



SITE SUMMARY

Parcel #	Acres	(Sq. Ft.)	Building Sq. Ft.	# of STALLS
117-1460-018-000	0.68 +/-	(29,606)	2,460 Sq. Ft.	26 STALLS
117-1460-019-000	0.61 +/-	(26,774)	2,284 Sq. Ft.	26 STALLS
117-1460-020-000	0.60 +/-	(26,203)	5,760 Sq. Ft.	30 STALLS
117-1460-021-000	0.76 +/-	(33,160)	8,500 Sq. Ft.	34 STALLS
117-1460-022-000	0.97 +/-	(42,274)	5,000 Sq. Ft.	59 STALLS
117-1460-023-000	0.58 +/-	(25,483)	5,760 Sq. Ft.	39 STALLS
117-1460-024-000	0.77 +/-	(33,560)	8,981 Sq. Ft.	37 STALLS
117-1460-025-000	1.01 +/-	(43,996)	10,500 Sq. Ft.	42 STALLS

COLLEGE SQUARE SOUTH

OVERAL SITE PLAN

SA1.0

WEST STOCKTON BLVD & BRUCEVILLE ROADS 0071-A 03/10/16

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

ARCHITECTURAL GROUP Borges

ATTACHMENT C

College Square South 2016 Biological Resources Evaluation Letter

SYCAMORE ENVIRONMENTAL CONSULTANTS, INC.
6355 Riverside Blvd., Suite C, Sacramento, CA 95831
916/ 427-0703 www.sycamoreenv.com

1 April 2016

Mr. Nick Pappani, Vice President
Raney Planning & Management, Inc.
1501 Sports Drive
Sacramento, CA 95834
Phone: 916/ 372-6100

Subject: ***Biological Resources Evaluation for College Square South Project in the City of Sacramento, CA***

Dear Nick:

This letter transmits the results of a biological resources evaluation update to support an Addendum to the EIR for the College Square Project located in the City of Sacramento, CA. The College Square South Project (CSS) is part of the larger College Square Planned Unit Development (CS PUD) for which an Environmental Impact Report (EIR) was circulated in 2003 and certified by the City on 20 January 2004 (SCH# 2002122088). The College Marketplace Project was also part of the CS PUD.

The biological resources evaluation includes an updated review of special-status species with potential to occur and a biological survey of the CSS site. No federal or state listed species were documented during a biological survey conducted on 15 March 2016. No new biological resources or new potentially significant impacts to biological resources were identified. Current conditions are similar to the environmental baseline described in the 2003 FEIR.

METHODS

Sycamore Environmental biologist/botanist and professional wetland scientist, Mike Bower, M.S., conducted a biological survey of the CSS site on 15 March 2016 (see map in Appendix I). The survey consisted of walking through the entire site while recording plant and wildlife species (Appendix III) and taking photographs (Appendix IV). Binoculars were used to aid in detection and identification of bird species. Biological resources were recorded with a sub-meter accurate GPS unit. A total of 3.5 person-hours were spent surveying the site.

A search of the California Natural Diversity Database (CNDDB, dated 4 March 2016) was conducted for the Florin and 8 adjacent USGS quads to determine known records of special-status species in or near the CSSP site. A list of federal-status species potentially affected by activities at the CSSP site was obtained from the United States Fish & Wildlife Service (USFWS, dated 4 March 2016). The CNDDB and USFWS reports are in Appendix II. Nearby sightings of burrowing owl (*Athene cunicularia*) and Swainson's hawk (*Buteo swainsoni*) were reviewed in Ebird.org on 16 March 2016. Species evaluated in this letter include those listed (or candidate or proposed) under the federal or state endangered species acts, those listed under the California Native Plant Protection Act, those designated as California species of special concern or fully protected by the California Department of Fish and Wildlife (CDFW), and those plants meeting the definition of Rare or Endangered under CEQA Guidelines §15125 (c) or §15380. The CNDDB and USFWS lists include all species previously evaluated at the CSS site in the 2003 FEIR.

SURVEY RESULTS

Current CSS Site Conditions

The CSS site has recently been disked and is dominated by nonnative grasses and ruderal weeds such as rye grass (*Festuca perennis*), ripgut grass (*Bromus diandrus*), hare barley (*Hordeum murinum* ssp. *leporinum*), mustards (*Brassica nigra*; *B. rapa*; *Hirschfeldia incana*), and filarees (*Erodium botrys*, *E. cicutarium*; *E. moschatum*). Street-side improvements (sidewalks, landscaping, etc.) have been completed along Bruceville Rd., West Stockton Blvd., and Kastanis Way, which bisects the site. The only trees and shrubs on the site are those associated with street-side landscaping. The 15 March 2016 fieldwork was conducted approximately 48 hours after a major storm, and numerous rain pools ranging from 1 to 6 inches in depth were observed both east and west of Kastanis Way on the CSS site. Comparing a map of wetlands in the Section 404 CWA Individual Permit (issued February 2007), some of the deeper rain pools are likely remnants of wetlands authorized by USFWS and the Corps for fill and removal. The Copperstone Village Phase II Project (part of the College Marketplace Project included in the 2003 FEIR) located immediately adjacent and east of the CSS site is currently under construction. An approximately 0.6-acre portion of APN 117-1460-025 on the southeast corner of West Stockton Blvd and Kastanis Way is being used for access/staging for the Copperstone Village Phase II Project.

Special-Status Species with Potential to Occur

Under current conditions, based on a site survey and review of the USFWS and CNDDB special-status species listed in Appendix II, the open ruderal land on the project site provides:

- Foraging habitat for Swainson's hawk, burrowing owl, and other protected raptors.
- Potential nesting habitat for burrowing owl and ground-nesting migratory birds.
- Potential aquatic habitat for vernal pool branchiopods.

These special-status species, and any others identified in the 2003 FEIR as having potential to occur, are discussed below.

Special-status plants: No special-status plants were observed during 15 March 2016 survey. A list of plant species observed during the survey is in Appendix III. No special-status plants were found on the site during previously conducted protocol botanical surveys conducted in April and June of 2000, as documented in the 2003 FEIR. The 2003 FEIR did not require mitigation for special-status plants. The CSS site is highly disturbed and has been repeatedly and recently disked (see photos in Appendix IV). The CSS site does not provide habitat for special-status plants.

Valley elderberry longhorn beetle (VELB): No elderberry (*Sambucus* spp.) shrubs, host plant for the federal threatened VELB (*Desmocerus californicus dimorphus*) were observed on or adjacent to the site. VELB does not have potential to occur on the CSS site.

Vernal pool branchiopods: Vernal pool branchiopods include federal threatened vernal pool fairy shrimp (*Branchinecta lynchi*), federal endangered vernal pool tadpole shrimp (*Lepidurus packardi*), California linderiella (*Linderiella occidentalis*; a species formerly proposed for listing that was evaluated in the 2003 FEIR), and midvalley fairy shrimp (*Branchinecta mesovallensis*; a species formerly proposed for listing that was evaluated in the 2003 FEIR). No vernal pool branchiopods were observed during the survey. Several rain pools approximately six inches deep were observed. If these pools hold water for sufficient duration, they may provide habitat for vernal pool branchiopods (see photos in Appendix IV).

The fallow field west of Katanis Way had been disked recently; the water in the rain pools in the field was turbid. The fallow field east of Kastanis Way had not been disked this season. One pool was present with many Sierran tree frog [*Pseudacris sierra*] tadpoles. All pools were scanned for vernal pool branchiopods, but no branchiopods were observed. CNDDB Occurrence #114 for vernal pool tadpole shrimp and #179 for California linderiella overlap the site, but these records are based on 1998 sampling of pools at the intersection of Cosumnes River Blvd and Highway 99 that were coarsely mapped by CNDDB, prior to the 2003 FEIR. The records are not an indication of current CSS site occupancy. Both the CSS and College Marketplace portions of the CS PUD went through formal Section 7 Endangered Species Act consultations with USFWS. The USFWS issued Biological Opinions with Incidental Take Statements for effects to federal-status vernal pool branchiopods. The Biological Opinions required vernal pool preservation and creation as mitigation for the loss of vernal pool branchiopod habitat that would result from the development of the CS PUD.

Western spadefoot: Western spadefoot (*Spea hammondii*) is a state species of special concern. No western spadefoots were observed on the CSS site. The CSS site contains grassland areas that seasonally pond water and that may provide habitat for the western spadefoot. The nearest CNDDB record for western spadefoot is located at Mather Regional Park 13 miles northeast of the CSS site. The numerous surveys conducted to support the 2003 FEIR did not detect western spadefoot. Western spadefoot is not expected to occur in light of surrounding land use, previously conducted biological surveys, and the distance to known populations.

Giant garter snake (GGS): GGS (*Thamnophis gigas*) is a federal and state threatened species. No GGS or habitat for GGS was observed on or adjacent to the CSS site. The nearest CNDDB records for GGS are located between 1 and 3 miles south and west of the project, along Laguna Creek. The closest two records (Occurrences #14 and #84) are from 1987 and considered possibly extirpated by CNDDB. The third (Occurrence #198) is from 2005 near Laguna Station Road and is presumed extant. The closest suitable GGS habitat is located approximately 1,000 feet north of the Project in highly modified portion of Strawberry Creek with earthen banks (upstream and to the east, Strawberry Creek is concrete-lined and does not provide GGS habitat) separated from the CSS site by major roads and existing development. GGS was analyzed in the 2003 FEIR and it was determined that the CS PUD would not affect GGS. The USFWS Biological Opinions for the CSS and College Marketplace portions of the CS PUD concluded that vernal pool branchiopods were the only federal status species potentially affected.

Tricolored blackbird: Tricolored blackbird (*Agelaius tricolor*) is a state species of special concern that was emergency state listed in 2015 and has been proposed for state listing. No tricolored blackbirds were observed on the CSS site. Tricolored blackbirds breed near freshwater, preferably in emergent wetland of tall, dense cattails or tules, and also in thickets of willow, blackberry, tall herbs and wild rose. They nest colonially and require nesting habitat that supports a minimum of 50 pairs. There are several nearby CNDDB records (Occurrences # 7, 19, and 204) but tricolored blackbirds have not been seen at these locations since the early 1980s, and CNDDB considers these nesting colonies possibly extirpated. The nearest potential nesting habitat appears to be in a highly modified portion of Strawberry Creek with earthen banks and emergent vegetation located approximately 1,000 feet north of the CSS site, and separated from the site by major roads and development. The CSS site does not provide potential nesting habitat for tricolored blackbirds. It is considered unlikely that tricolored blackbirds would forage on the

CSS site considering site context, surrounding development, lack of nearby nesting habitat, and lack of nesting colonies nearby.

Burrowing owl: Burrowing owl (*Athene cunicularia*) is a state species of special concern. No burrowing owl or burrowing owl sign (i.e., whitewash, feathers, pellets, prey remains) were observed on the CSS site or in adjacent areas visible from the CSS site. CNDDB and Ebird.org records indicate that several nesting pairs have been breeding at Cosumnes River College just west of the Project. Burrowing owls were observed at the Cosumnes River College site as recently as February 2016 according to Ebird.org. The CNDDB record from 2010 for burrowing owl at the Cosumnes River College (CNDDB Record #210) partially overlaps the western edge of the project area along Bruceville Road, but there is no indication in the CNDDB record that owls have been observed east of Bruceville Road in the project area. There are no other CNDDB records (or Ebird.org sightings) of burrowing owl on the CSS site. Foraging owls have been observed to the north and east of the CSS project site along Calvine Road and Highway 99 respectively. Burrowing owls could use the open ruderal vegetation on the CSS site for foraging. Burrowing owls nest underground in burrows, typically in association with California ground squirrels. No California ground squirrels or burrows suitable for burrowing owl were observed on the CSS site, but burrows could become established.

Swainson's hawk: Swainson's hawk (*Buteo swainsoni*) is a state threatened species. No Swainson's hawks or potential Swainson's hawk nests were observed on the CSSP site or in adjacent areas visible from the project site. The recently installed roadside landscaping trees are young and approximately 20-30 feet tall. The CSS site does not currently contain suitable raptor nesting trees. No suitable nesting trees were observed within 250 feet of the project. Swainson's hawk could use the open ruderal vegetation on the project site for foraging. There are CNDDB records of Swainson's hawk 1,000 feet south of the project site at Shasta Community Park (Occurrence # 1904; nesting pair observed in 2004 in 100-foot-tall eucalyptus tree) and 4,500 feet southeast of the project site along Hwy 99 (Occurrence # 1001; nesting pair observed in 2002 in a valley oak tree). The tall eucalyptus trees located ±1,000 south of the site at Shasta Community Park are visible from the project site, and appear to be the closest potential nesting trees. Red-tailed hawks were observed visiting the eucalyptus trees during fieldwork and may have established a nest (precluding use by Swainson's hawk).

Loggerhead shrike: Loggerhead shrike (*Lanius ludovicianus*) is a state species of special concern. No loggerhead shrikes were observed on the CSS site. The CSS site does not provide nesting habitat for this species. There are no CNDDB records of loggerhead shrike within the nine-quad area encompassing the CSS project and loggerhead shrike would not be expected to occur. This species is evaluated here because it was evaluated in the 2003 FEIR.

Other protected birds of prey: Birds of prey include raptors, falcons, and owls protected under Fish and Game Code 3503.5. The open ruderal habitat on the site provides foraging habitat for white-tailed kite (*Elanus leucurus*; fully protected), northern harrier (*Circus cyaneus*; state species of special concern), short-eared owl (*Asio flammeus*; state species of special concern), and other birds of prey protected under Fish and Game Code 3503.5. The site does not provide nesting habitat for these species. Nesting opportunities for these species would generally be similar to those described above for Swainson's hawk. Red-tailed hawks (*Buteo jamaicensis*) were observed visiting the tall eucalyptus trees approximately 1,000 feet south of the site during the survey and they may have established a nest there. The only other

bird of prey observed during the survey was an American kestrel (*Falco sparverius*) that was foraging on the berm located west of Bruceville Rd. at Cosumnes River College.

Migratory birds: Migratory birds are protected under the federal Migratory Bird Treaty Act of 1918 (16 U.S.C. 703-711). Ground nesting migratory birds such as killdeer (*Charadrius vociferous*) and mourning dove (*Zenaida macroura*) could nest on the project site.

CONCLUSIONS

Current CSS site conditions are similar to the environmental baseline evaluated in the 2003 FEIR. Section 6.9.2 of the 2003 FEIR described the CS PUD (which includes both the CSS and College Marketplace) as regularly disked vacant land consisting mainly of non-native annual grassland with some scattered trees. Vernal pools and seasonal marsh/wetlands were scattered throughout the site, concentrated on the western half. The central portion of the site contained mounds of dirt and refuse indicative of refuse dumping.

No new (i.e., not considered in the 2003 FEIR) special-status species were identified as having potential to occur on the CSS site. The CSS site continues to provide foraging habitat for Swainson's hawk, burrowing owl, and other protected raptors, potential nesting habitat for burrowing owl and ground-nesting migratory birds, and potential aquatic habitat for vernal pool branchiopods. Water was observed pooling on the CSS site in the same areas that were previously mapped and verified as jurisdictional wetlands by the U.S. Army Corps of Engineers (and approved for fill/removal in a Clean Water Act Section 404 permit).

Please contact me with any questions.

Yours truly,

Mike Bower, M.S.
Botanist/Biologist, Professional Wetland Scientist #2230

Appendix I. Map of College Square South Project and biological resources
Appendix II. CNDDB and USFWS database queries
Appendix III. Species observed during 15 March 2016 biological survey
Appendix IV. Photographs taken during 15 March 2016 biological survey

Literature Cited

Baldwin, B. G., D. H. Goldman, D. J. Keil, R. Patterson, T. J. Rosatti, and D. H. Wilken, eds. 2012. The Jepson manual: Vascular plants of California, 2nd ed. University of California Press, Berkeley, CA.

California Department of Fish and Wildlife (CDFW, formerly Department of Fish and Game). Data dated March 2016. CNDDB/ RareFind: Florin and the 8 adjacent quadrangles. Natural Heritage Division, CNDDB, Sacramento, CA.

U.S. Fish and Wildlife Service (USFWS). Accessed March 2016. Unofficial species list for the College Square South Project. Information for Planning and Conservation (IPaC). Sacramento Fish and Wildlife Office, Sacramento, CA. http://ecos.fws.gov/ipac/

APPENDIX I

Map of College Square South Project and biological resources

APPENDIX II

USFWS and CNDDB database queries

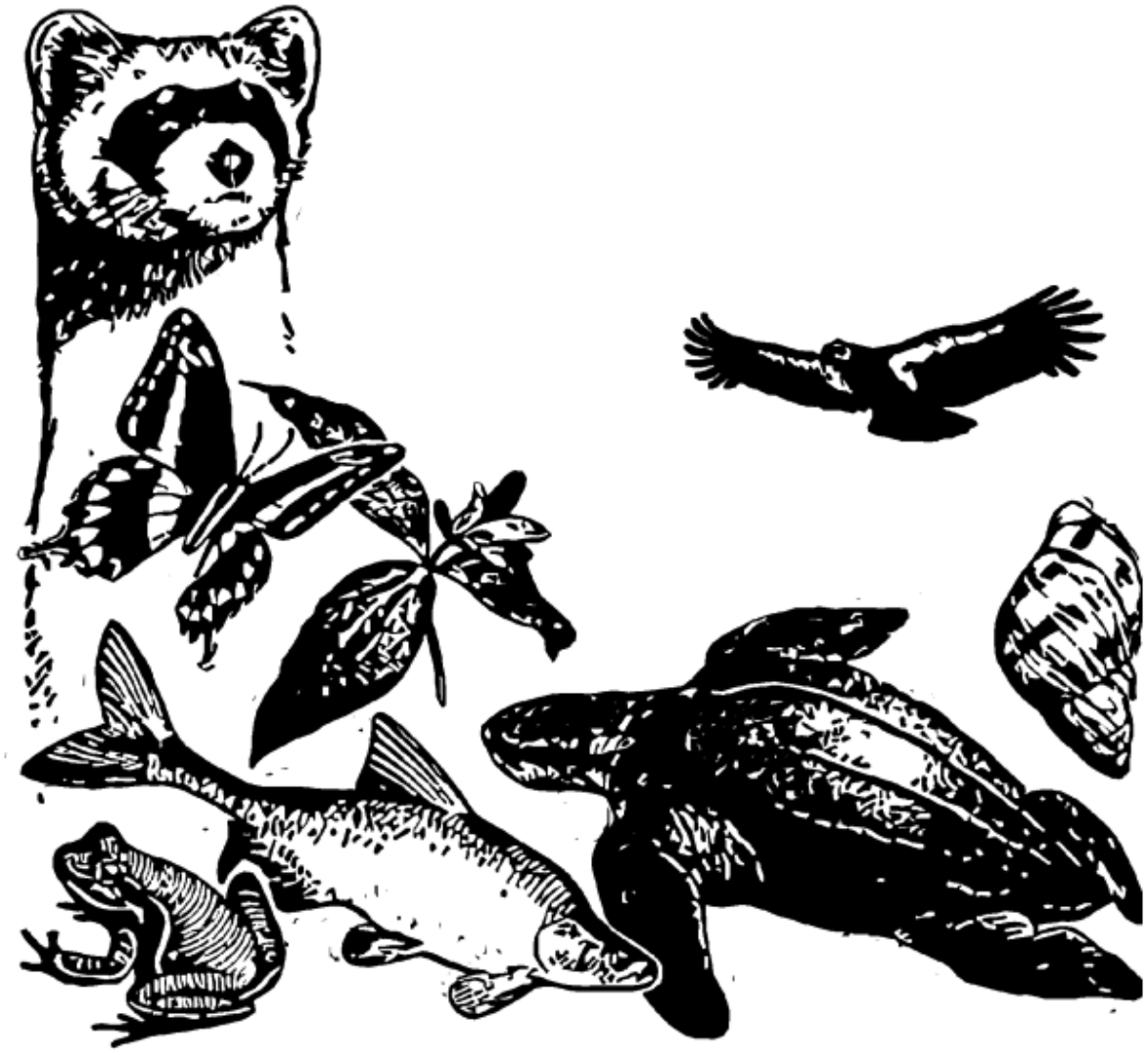
U.S. Fish & Wildlife Service

College Square South

IPaC Trust Resources Report

Generated March 04, 2016 04:25 PM MST, IPaC v3.0.0

This report is for informational purposes only and should not be used for planning or analyzing project level impacts. For project reviews that require U.S. Fish & Wildlife Service review or concurrence, please return to the IPaC website and request an official species list from the Regulatory Documents page.



IPaC - Information for Planning and Conservation (http://ecos.fws.gov/ipac/): A project planning tool to help streamline the U.S. Fish & Wildlife Service environmental review process.

Table of Contents

U.S. Fish & Wildlife Service

IPaC Trust Resources Report

NAME

College Square South

LOCATION

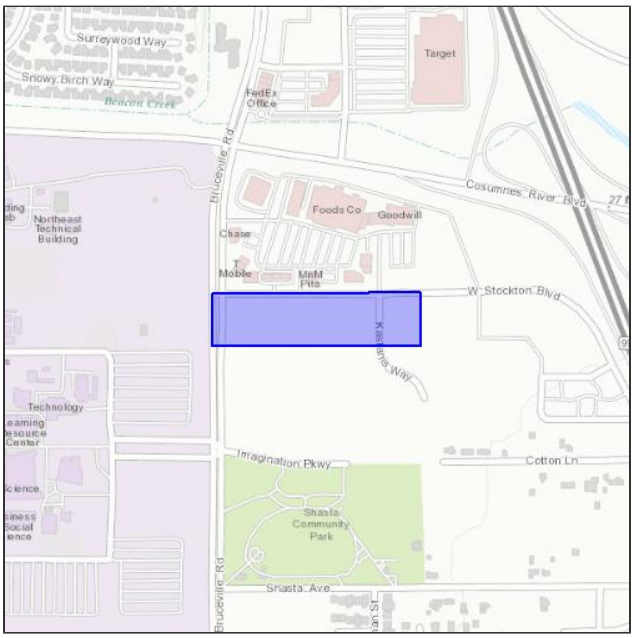
Sacramento County, California

DESCRIPTION

Development

IPAC LINK

http://ecos.fws.gov/ipac/project/OE43G-2WABV-DYXLK-IFIQZ-NIDRHY



U.S. Fish & Wildlife Service Contact Information

Trust resources in this location are managed by:

Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
(916) 414-6600

Endangered Species

Proposed, candidate, threatened, and endangered species are managed by the Endangered Species Program of the U.S. Fish & Wildlife Service.

This USFWS trust resource report is for informational purposes only and should not be used for planning or analyzing project level impacts.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list from the Regulatory Documents section.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency.

A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list either from the Regulatory Documents section in IPaC or from the local field office directly.

The list of species below are those that may occur or could potentially be affected by activities in this location:

Amphibians

California Red-legged Frog Rana draytonii — Threatened

CRITICAL HABITAT
There is **final** critical habitat designated for this species.
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=D02D

California Tiger Salamander Ambystoma californiense — Threatened

CRITICAL HABITAT
There is **final** critical habitat designated for this species.
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=D01T

Crustaceans

Vernal Pool Fairy Shrimp Branchinecta lynchi — Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=K03G

Vernal Pool Tadpole Shrimp Lepidurus packardi — Endangered

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=K048

Fishes

Delta Smelt Hypomesus transpacificus — Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=E070

Steelhead Oncorhynchus (=Salmo) mykiss — Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=E08D

Insects

Valley Elderberry Longhorn Beetle Desmocerus californicus dimorphus — Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=I01L

Reptiles

Giant Garter Snake Thamnophis gigas — Threatened

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=C057

Critical Habitats

There are no critical habitats in this location

Migratory Birds

Birds are protected by the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act.

Any activity that results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish & Wildlife Service.[1] There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

---

1. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Additional information can be found using the following links:

- Birds of Conservation Concern
  http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Conservation measures for birds
  http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Year-round bird occurrence data
  http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/akn-histogram-tools.php

The following species of migratory birds could potentially be affected by activities in this location:

Bald Eagle Haliaeetus leucocephalus — Bird of conservation concern
Year-round
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B008

Black Rail Laterallus jamaicensis — Bird of conservation concern
Season: Breeding
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B09A

Burrowing Owl Athene cunicularia — Bird of conservation concern
Year-round
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0NC

Fox Sparrow Passerella iliaca — Bird of conservation concern
Season: Wintering

Least Bittern Ixobrychus exilis — Bird of conservation concern
Season: Breeding

Lesser Yellowlegs Tringa flavipes — Bird of conservation concern
Season: Wintering
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0MD

Lewis's Woodpecker Melanerpes lewis — Bird of conservation concern
Season: Wintering
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HQ

Loggerhead Shrike Lanius ludovicianus — Bird of conservation concern
Year-round
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FY

Long-billed Curlew Numenius americanus — Bird of conservation concern
Season: Wintering
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B06S

Marbled Godwit Limosa fedoa — Bird of conservation concern
Season: Wintering
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JL

Mountain Plover Charadrius montanus — Bird of conservation concern
Season: Wintering
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B078

Nuttall's Woodpecker Picoides nuttallii — Bird of conservation concern
Year-round
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HT

Oak Titmouse Baeolophus inornatus — Bird of conservation concern
Year-round
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0MJ

Peregrine Falcon Falco peregrinus — Bird of conservation concern
Season: Wintering
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FU

Short-eared Owl Asio flammeus — Bird of conservation concern
Season: Wintering
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HD

Swainson's Hawk Buteo swainsoni — Bird of conservation concern
Season: Breeding
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B070

Tricolored Blackbird Agelaius tricolor — Bird of conservation concern
Year-round
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B06P

Western Grebe aechmophorus occidentalis — Bird of conservation concern

Year-round
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0EA

Williamson's Sapsucker Sphyrapicus thyroideus — Bird of conservation concern

Year-round
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FX

Yellow-billed Magpie Pica nuttalli — Bird of conservation concern

Year-round
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0N8

Wildlife refuges and fish hatcheries

There are no refuges or fish hatcheries in this location

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

DATA LIMITATIONS

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

DATA EXCLUSIONS

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

DATA PRECAUTIONS

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

There are no wetlands in this location

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad is (Bruceville (3812134) or Carmichael (3812153) or Clarksburg (3812145) or Courtland (3812135) or Elk Grove (3812143) or Florin (3812144) or Galt (3812133) or Sacramento East (3812154) or Sacramento West (3812155))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Accipiter cooperii Cooper's hawk	ABNKC12040	None	None	G5	S4	WL
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	None	G2G3	S1S2	SSC
Ambystoma californiense California tiger salamander	AAAAA01180	Threatened	Threatened	G2G3	S2S3	SSC
Aquila chrysaetos golden eagle	ABNKC22010	None	None	G5	S3	FP
Archoplites interruptus Sacramento perch	AFCQB07010	None	None	G2G3	S1	SSC
Ardea alba great egret	ABNGA04040	None	None	G5	S4	
Ardea herodias great blue heron	ABNGA04010	None	None	G5	S4	
Astragalus tener var. ferrisiae Ferris' milk-vetch	PDFAB0F8R3	None	None	G2T1	S1	1B.1
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S3	SSC
Branchinecta lynchi vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
Branchinecta mesovallensis midvalley fairy shrimp	ICBRA03150	None	None	G2	S2	
Brasenia schreberi watershield	PDCAB01010	None	None	G5	S3	2B.3
Buteo regalis ferruginous hawk	ABNKC19120	None	None	G4	S3S4	WL
Buteo swainsoni Swainson's hawk	ABNKC19070	None	Threatened	G5	S3	
Carex comosa bristly sedge	PMCYP032Y0	None	None	G5	S2	2B.1
Cicindela hirticollis abrupta Sacramento Valley tiger beetle	IICOL02106	None	None	G5TH	SH	
Cicuta maculata var. bolanderi Bolander's water-hemlock	PDAPI0M051	None	None	G5T4	S2	2B.1
Coastal and Valley Freshwater Marsh Coastal and Valley Freshwater Marsh	CTT52410CA	None	None	G3	S2.1	
Coccyzus americanus occidentalis western yellow-billed cuckoo	ABNRB02022	Threatened	Endangered	G5T2T3	S1	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Cuscuta obtusiflora var. glandulosa Peruvian dodder	PDCUS01111	None	None	G5T4T5	SH	2B.2
Desmocerus californicus dimorphus valley elderberry longhorn beetle	IICOL48011	Threatened	None	G3T2	S2	
Downingia pusilla dwarf downingia	PDCAM060C0	None	None	GU	S2	2B.2
Dumontia oregonensis hairy water flea	ICBRA23010	None	None	G1G3	S1	
Elanus leucurus white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
Elderberry Savanna Elderberry Savanna	CTT63440CA	None	None	G2	S2.1	
Emys marmorata western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
Falco columbarius merlin	ABNKD06030	None	None	G5	S3S4	WL
Gratiola heterosepala Boggs Lake hedge-hyssop	PDSCR0R060	None	Endangered	G2	S2	1B.2
Great Valley Cottonwood Riparian Forest Great Valley Cottonwood Riparian Forest	CTT61410CA	None	None	G2	S2.1	
Great Valley Mixed Riparian Forest Great Valley Mixed Riparian Forest	CTT61420CA	None	None	G2	S2.2	
Great Valley Valley Oak Riparian Forest Great Valley Valley Oak Riparian Forest	CTT61430CA	None	None	G1	S1.1	
Hibiscus lasiocarpos var. occidentalis woolly rose-mallow	PDMAL0H0R3	None	None	G5T2	S2	1B.2
Hydrochara rickseckeri Ricksecker's water scavenger beetle	IICOL5V010	None	None	G2?	S2?	
Juglans hindsii Northern California black walnut	PDJUG02040	None	None	G1	S1	1B.1
Juncus leiospermus var. ahartii Ahart's dwarf rush	PMJUN011L1	None	None	G2T1	S1	1B.2
Lasiurus cinereus hoary bat	AMACC05030	None	None	G5	S4	
Lathyrus jepsonii var. jepsonii Delta tule pea	PDFAB250D2	None	None	G5T2	S2	1B.2
Legenere limosa legenere	PDCAM0C010	None	None	G2	S2	1B.1
Lepidium latipes var. heckardii Heckard's pepper-grass	PDBRA1M0K1	None	None	G4T2	S2	1B.2
Lepidurus packardi vernal pool tadpole shrimp	ICBRA10010	Endangered	None	G3	S2S3	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Lilaeopsis masonii Mason's lilaeopsis	PDAPI19030	None	Rare	G2	S2	1B.1
Limosella australis Delta mudwort	PDSCR10050	None	None	G4G5	S2	2B.1
Linderiella occidentalis California linderiella	ICBRA06010	None	None	G2G3	S2S3	
Melospiza melodia song sparrow ("Modesto" population)	ABPBXA3010	None	None	G5	S3?	SSC
Northern Hardpan Vernal Pool Northern Hardpan Vernal Pool	CTT44110CA	None	None	G3	S3.1	
Nycticorax nycticorax black-crowned night heron	ABNGA11010	None	None	G5	S4	
Oncorhynchus mykiss irideus steelhead - Central Valley DPS	AFCHA0209K	Threatened	None	G5T2Q	S2	
Oncorhynchus tshawytscha chinook salmon - Central Valley spring-run ESU	AFCHA0205A	Threatened	Threatened	G5	S1	
Oncorhynchus tshawytscha chinook salmon - Sacramento River winter-run ESU	AFCHA0205B	Endangered	Endangered	G5	S1	
Orcuttia tenuis slender Orcutt grass	PMPOA4G050	Threatened	Endangered	G2	S2	1B.1
Orcuttia viscida Sacramento Orcutt grass	PMPOA4G070	Endangered	Endangered	G1	S1	1B.1
Phalacrocorax auritus double-crested cormorant	ABNFD01020	None	None	G5	S4	WL
Pogonichthys macrolepidotus Sacramento splittail	AFCJB34020	None	None	GNR	S3	SSC
Progne subis purple martin	ABPAU01010	None	None	G5	S3	SSC
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S2	
Sagittaria sanfordii Sanford's arrowhead	PMALI040Q0	None	None	G3	S3	1B.2
Scutellaria galericulata marsh skullcap	PDLAM1U0J0	None	None	G5	S2	2B.2
Scutellaria lateriflora side-flowering skullcap	PDLAM1U0Q0	None	None	G5	S2	2B.2
Spea hammondii western spadefoot	AAABF02020	None	None	G3	S3	SSC
Spirinchus thaleichthys longfin smelt	AFCHB03010	Candidate	Threatened	G5	S1	SSC
Symphyotrichum lentum Suisun Marsh aster	PDASTE8470	None	None	G2	S2	1B.2

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Taxidea taxus American badger	AMAJF04010	None	None	G5	S3	SSC
Thamnophis gigas giant garter snake	ARADB36150	Threatened	Threatened	G2	S2	
Trifolium hydrophilum saline clover	PDFAB400R5	None	None	G2	S2	1B.2
Valley Oak Woodland Valley Oak Woodland	CTT71130CA	None	None	G3	S2.1	
Vireo bellii pusillus least Bell's vireo	ABPBW01114	Endangered	Endangered	G5T2	S2	
Xanthocephalus xanthocephalus yellow-headed blackbird	ABPBXB3010	None	None	G5	S3	SSC

Record Count: 67

APPENDIX III

Species observed during 15 March 2016 biological survey

Plant Species Observed. Taxonomy follows Baldwin et al. (2012).

Family	Scientific Name	Common Name	N/I[1]	Cal-IPC[2]
EUDICOTS				
Asteraceae	*Centaurea solstitialis*	Yellow star-thistle	I	High
Asteraceae	*Cirsium vulgare*	Bull thistle	I	Moderate
Asteraceae	*Dimorphotheca sinuata*	Namaqualand daisy	I	
Asteraceae	*Erigeron* (= *Conyza*) sp.	Fleabane daisy	--	
Asteraceae	*Holocarpha virgata*	Tarweed, tarplant	N	
Asteraceae	*Hypochaeris glabra*	Smooth cat's-ear	I	Limited
Asteraceae	*Leontodon saxatilis*	Hairy hawkbit	I	
Asteraceae	*Pseudognaphalium luteoalbum*	Cudweed, everlasting	I	
Asteraceae	*Senecio vulgaris*	Common groundsel	I	
Asteraceae	*Silybum marianum*	Milk thistle	I	Limited
Asteraceae	*Sonchus asper* ssp. *asper*	Prickly sow thistle	I	
Asteraceae	*Sonchus oleraceus*	Common sow thistle	I	
Boraginaceae	*Amsinckia intermedia*	Common fiddleneck	N	
Boraginaceae	*Plagiobothrys* sp.	Popcornflower	N	
Brassicaceae	*Brassica nigra*	Black mustard	I	Moderate
Brassicaceae	*Brassica rapa*	Turnip, field mustard	I	Limited
Brassicaceae	*Hirschfeldia incana*	Summer mustard	I	Moderate
Caryophyllaceae	*Cerastium* sp.	Mouse-ear chickweed	--	
Convolvulaceae	*Convolvulus arvensis*	Bindweed, orchard morning-glory	I	
Crassulaceae	*Crassula* sp.	Crassula	--	
Fabaceae	*Lotus corniculatus*	Bird's-foot trefoil	I	
Fabaceae	*Lupinus bicolor*	Miniature lupine	N	
Fabaceae	*Medicago polymorpha*	California burclover	I	Limited
Fabaceae	*Trifolium hirtum*	Rose clover	I	Limited
Fabaceae	*Trifolium* sp.	Clover	--	
Fabaceae	*Vicia sativa*	Vetch	I	
Fabaceae	*Vicia villosa* ssp. *villosa*	Hairy vetch, winter vetch	I	
Geraniaceae	*Erodium botrys*	Storksbill, filaree	I	
Geraniaceae	*Erodium cicutarium*	Redstem filaree	I	Limited
Geraniaceae	*Erodium moschatum*	Greenstem filaree	I	
Geraniaceae	*Geranium dissectum*	Cranesbill, geranium	I	Limited
Lythraceae	*Lythrum hyssopifolia*	Loosestrife	I	Limited
Malvaceae	*Abutilon theophrasti*	Velvet-leaf	I	
Malvaceae	*Malva* sp.	Mallow	I	
Montiaceae	*Calandrinia ciliata*	Red maids	N	
Montiaceae	*Claytonia* sp.	Claytonia	N	
Myrsinaceae	*Anagallis arvensis*	Scarlet pimpernel	I	
Onagraceae	*Epilobium ciliatum*	Willowherb	N	
Polygonaceae	*Polygonum aviculare* ssp. *depressum*	Knotweed, knotgrass	I	
Polygonaceae	*Rumex* sp.	Dock	--	

Family	Scientific Name	Common Name	N/I[1]	Cal-IPC[2]
Ranunculaceae	*Ranunculus bonariensis* var. *trisepalus*	Buttercup	N	
Ranunculaceae	*Ranunculus muricatus*	Buttercup	I	
MONOCOTS				
Cyperaceae	*Cyperus* sp.	Flatsedge, nutsedge, galingale	--	
Poaceae	*Avena barbata*	Slender wild oat	I	Moderate
Poaceae	*Briza minor*	Annual quaking grass, small quaking grass	I	
Poaceae	*Bromus diandrus*	Ripgut grass	I	Moderate
Poaceae	*Bromus hordeaceus*	Soft chess	I	Limited
Poaceae	*Festuca myuros*	Rattail sixweeks grass	I	Moderate
Poaceae	*Festuca perennis*	Rye grass	I	Moderate
Poaceae	*Hordeum marinum* ssp. *gussoneanum*	Mediterranean barley	I	Moderate
Poaceae	*Hordeum murinum* ssp. *leporinum*	Hare barley	I	Moderate
Poaceae	*Poa annua*	Annual blue grass	I	
Poaceae	*Sorghum halepense*	Johnson grass	I	

[1] N = Native to CA; I = Introduced.

[2] Negative ecological impact according to the California Invasive Plant Council (Cal-IPC 2006).

Wildlife Species Observed

COMMON NAME	SCIENTIFIC NAME
BIRDS	
American crow	*Corvus brachyrhynchos*
American kestrel	*Falco sparverius*
Brewer's blackbird	*Euphagus cyanocephalus*
Cliff swallow	*Hirundo pyrrhonota*
European starling	*Sturnus vulgaris*
Gull	*Larus* sp.
Killdeer	*Charadrius vociferus*
Red-tailed hawk	*Buteo jamaicensis*
Red-winged blackbird	*Agelaius phoeniceus*
Rock dove	*Columbia livia*
Turkey vulture	*Cathartes aura*
Western meadowlark	*Sturnella neglecta*
AMPHIBIANS	
Sierran treefrog (tadpoles)	*Pseudacris sierra*

APPENDIX IV

Photographs taken during 15 March 2016 biological survey