

KLOTZ RANCH APARTMENTS PROJECT

Final Environmental Impact Report
SCH # 2020039059

Prepared for
City of Sacramento
Community Development Department

January 2021



KLOTZ RANCH APARTMENTS PROJECT

Final Environmental Impact Report
SCH # 2020039059

Prepared for
City of Sacramento
Community Development Department

January 2021

2600 Capitol Avenue
Suite 200
Sacramento, CA 95816
916.564.4500
esassoc.com



Bend	Orlando	San Jose
Camarillo	Pasadena	Santa Monica
Delray Beach	Petaluma	Sarasota
Destin	Portland	Seattle
Irvine	Sacramento	Tampa
Los Angeles	San Diego	
Oakland	San Francisco	

201901523

OUR COMMITMENT TO SUSTAINABILITY | ESA helps a variety of public and private sector clients plan and prepare for climate change and emerging regulations that limit GHG emissions. ESA is a registered assessor with the California Climate Action Registry, a Climate Leader, and founding reporter for the Climate Registry. ESA is also a corporate member of the U.S. Green Building Council and the Business Council on Climate Change (BC3). Internally, ESA has adopted a Sustainability Vision and Policy Statement and a plan to reduce waste and energy within our operations. This document was produced using recycled paper.

TABLE OF CONTENTS

Klotz Ranch Apartments Project Environmental Impact Report

	<u>Page</u>
1. Introduction and List of Commenters	1-1
1.1 Purpose of this Document	1-1
1.2 Summary of Proposed Project	1-1
1.3 Project Actions	1-3
1.4 Organization of the Final EIR	1-3
1.5 Public Participation and Review	1-4
1.6 List of Commenters	1-5
2. Revisions to the Draft EIR	2-1
2.1 Introduction	2-1
2.2 Text Changes to the Draft EIR	2-2
3. Comments and Responses	3-1
3.1 Introduction	3-1
4. Mitigation Monitoring Plan	4-1
4.1 Introduction	4-1
4.2 Mitigation Measures	4-1
4.3 MMP Components	4-1
 Figures	
Figure 2-7	Preliminary Site Plan 2-7
Figure 2-8	Preliminary Landscape Plan 2-8
 Tables	
Table 1-1.	Comment Letters Regarding the Draft EIR 1-6
Table 4.2-2.	Summary of Air Quality Monitoring Data (2015-2018) 2-4, 3-23
Table 4-1.	Klotz Ranch Apartments Project Mitigation Monitoring Plan (MMP) 4-3
 Appendices	
Appendix A	Notice of Preparation (NOP) and Initial Study 2-9

This page intentionally left blank

CHAPTER 1

Introduction and List of Commenters

1.1 Purpose of this Document

This document includes all agency and public written comments received on the Draft Environmental Impact Report (Draft EIR, SCH #2020039059) for the Klotz Ranch Apartments Project. Also included are changes in the text of the Draft EIR either in response to written comments or initiated by staff.

Written comments were received by the City of Sacramento during the public comment period from October 30, 2020 through December 14, 2020. This document includes written responses to each comment received on the Draft EIR. This Final EIR document has been prepared in accordance with the California Environmental Quality Act (CEQA) and together with the Draft EIR (and Appendices) constitutes the EIR for the proposed project that will be used by the decision-makers during project hearings. The responses and text changes correct, clarify, and amplify text in the Draft EIR, as appropriate. These changes do not alter the conclusions of the Draft EIR.

1.2 Summary of Proposed Project

The proposed project would develop a multifamily residential project on the approximately 12.7-acre site. The 266-unit apartment complex would consist of six apartment buildings – four buildings with 42 units each (Building Type 1) and two buildings with 49 units each (Building Type 2). Building Type 1 structures would include 20 one-bedroom units, 19 two-bedroom units, and three three-bedroom units while Building Type 2 structures would include 24 one-bedroom units, 22 two-bedroom units, and three three-bedroom units. Each of the structures would be 42 feet tall with architectural details (i.e., parapets) reaching a height of 48 feet.

A clubhouse would include a leasing office, a fitness and yoga studio, a great room with kitchen and sitting area, mail package room, game room, cyber/conference center, and an outdoor amenity deck. Amenities within the pool area would include a pool, spa, outdoor kitchen, television and fireplace lounges, hammock area, yoga lawn, two bocce ball courts, and a passive recreation lawn lounge area. Other amenities on the project site include a tot lot on the northeastern corner of the site and a dog run and sports court on the southwest corner of the site.

Landscaping consisting of deciduous, conifer, evergreen, flowering, and native trees would be located along the perimeter of the project site and between the buildings. Approximately 20

percent of the project site would consist of landscaped area. Water detention basins and landscaping surrounding the basins, which would be fenced off from the main project, and thus are inaccessible, would provide additional green space.

Parking for the proposed project would be provided in covered carports, private garages, driveways, and surface lots adjacent to the apartment buildings. A total of 525 parking spaces would be provided, including 353 parking spaces for residents and 172 parking spaces for visitors. A total of 165 bicycle parking spaces would also be provided consisting of 28 exterior spaces and 137 interior spaces. Bicycle racks and interior storage would be provided for each building. In addition, bicycle racks and a bicycle locker would be provided in front of the clubhouse.

The main vehicle access point would be from Klotz Ranch Drive, which provides access to I-5 via Pocket Road. An emergency vehicle access point from the parking lot of the adjacent car wash would also be provided in the northeastern corner of the project site. Pedestrian paths would be provided on-site that lead to building entrance areas. These paths would connect to the existing sidewalks on Klotz Ranch Court.

The Del Rio Trail is a recently approved north-south trail located east of the project site. Construction of the trail will result in limited removal of existing railroad track only where necessary for safety, particularly at major arterial intersections or where the skew of the existing track against the alignment of the proposed multi-use trail will cause a safety hazard. Where it exists, the majority of the track will be retained, including its metal rails, wood ties, and gravel ballast. At locations where the trail crosses the existing railroad tracks, the rails will be encased, but visible, in concrete. Landscaping, such as drought-tolerant and native plantings, as well as park-like fixtures such as benches, and trash receptacles will be placed along the trail. Overgrown and excess vegetation will also be removed where necessary for safety.

The proposed project site would connect easterly to the Del Rio Trail, providing additional pedestrian and bicycle access in the neighborhood. As part of the proposed project, a gate along the eastern property boundary would be provided to allow access to the future Del Rio Trail.

The proposed project proposes high-density residential on an infill site in close proximity to commercial retail development. The proposed project would implement several sustainable development features to minimize energy and water consumption; improve indoor environmental quality; minimize waste disposed in landfills; and minimize vehicular traffic and associated air pollutant emissions.

Project construction would occur over a period of 24 months. Construction would begin in fall 2021, with site grading and utility infrastructure work completed by early spring 2022. Construction of the structures is expected to commence in spring 2022 with completion by fall 2023.

1.3 Project Actions

The proposed project is anticipated to include, but may not be limited to, the following City actions:

- Certification of the EIR to determine that the EIR was completed in compliance with the requirements of CEQA, that the decision-making body has reviewed and considered the information in the EIR, and that the EIR reflects the independent judgement of the City of Sacramento;
- Adoption of a Mitigation Monitoring Plan (MMP), which specifies the methods for monitoring mitigation measures required to eliminate or reduce the project's significant effects on the environment;
- Adoption of Findings of Fact;
- Amendment to the Klotz Ranch Commercial Center Planned Unit Development Guidelines and Schematic Plan;
- Conditional Use Permit for multi-family residential use in a Shopping Center zone;
- Approval of a tree removal permit; and
- Approval of a Site Plan and Design Review.

The proposed projects are anticipated to include, but may not be limited to, the following actions by entities other than the City:

- Approval of a construction activity stormwater permit, including a Stormwater Pollution Prevention Plan, from the Central Valley Regional Water Quality Control Board (CVRWQCB); and
- Approval of a water quality certification under Section 401 of the Clean Water Act by CVRWQCB.

1.4 Organization of the Final EIR

The Final EIR is organized as follows:

Chapter 1 – Introduction and List of Commenters: This chapter summarizes the projects under consideration and describes the contents of the Final EIR. This chapter also contains a list of all of the agencies or persons who submitted comments on the Draft EIR during the public review period, presented in order by agency, organization, individual and date received.

Chapter 2 – Revisions to the Draft EIR: This chapter describes changes and refinements made to the proposed projects since publication of the Draft EIR. These refinements, clarifications, amplifications, and corrections, which are described as a narrative in the beginning of the chapter, would not change the environmental analysis and conclusions presented in the Draft EIR for the reasons discussed in Chapter 2. This chapter also summarizes text changes made to the Draft EIR in response to comments made on the Draft EIR and staff-initiated text changes. Changes to the

text of the Draft EIR are shown by either ~~striketrough~~ where text has been deleted, or double underline where new text has been inserted.

Chapter 3 – Comments and Responses: This chapter contains the comment letters received on the Draft EIR followed by responses to individual comments. Each comment letter is presented with brackets indicating how the letter has been divided into individual comments. Each comment is given a binomial with the letter number appearing first, followed by the comment number. For example, comments in Letter 1 are numbered 1-1, 1-2, 1-3, and so on. Immediately following the letter are responses, each with binomials that correspond to the bracketed comments.

If the subject matter of one letter overlaps that of another letter, the reader may be referred to more than one group of comments and responses to review all information on a given subject. Where this occurs, cross-references to other comments are provided.

Some comments that were submitted to the City do not pertain to substantial environmental issues or do not address the adequacy of the analysis contained in the Draft EIR. Responses to such comments, though not required, are included to provide additional information. When a comment does not directly pertain to environmental issues analyzed in the Draft EIR, does not ask a question about the adequacy of the analysis contained in the Draft EIR, expresses an opinion related to the merits of the proposed projects, or does not question an element of or conclusion of the Draft EIR, the response notes the comment and may provide additional information where appropriate. Many comments express opinions about the merits or specific aspects of the proposed projects and these are included in the Final EIR for consideration by the decision-makers.

Chapter 4 – Mitigation Monitoring Plan: This chapter contains the Mitigation Monitoring Plan (MMP) to guide the City in its implementation and monitoring of measures adopted in the EIR, and to comply with the requirements of Public Resources Code Section 21081.6(a).

1.5 Public Participation and Review

The City of Sacramento has complied with all noticing and public review requirements of CEQA. This compliance included notification of all responsible and trustee agencies and interested groups, organizations, and individuals that the Draft EIR was available for review. The following list of actions took place during the preparation, distribution, and review of the Draft EIR:

- A Notice of Preparation (NOP) for the EIR was filed with the State Clearinghouse on March 20, 2020. The official 30-day public review comment period for the NOP ended on April 20, 2020 (SCH# 2020039059). The NOP was distributed in particular to governmental agencies, organizations, and persons interested in the proposed projects. The City sent the NOP to agencies with statutory responsibilities in connection with the proposed project with the request for their input on the scope and content of the environmental information

that should be addressed in the EIR. The NOP was also published on the City’s website and filed at the County Clerk’s office.

- A Newspaper Ad was run in the Sacramento Bulletin, a newspaper of general circulation on March 20, 2020 advertising the Notice of Preparation.
- A Notice of Completion (NOC) and copies of the Draft EIR were distributed to the Office of Planning and Research on March 20, 2020 to those public agencies that have jurisdiction by law with respect to the Project, or which exercise authority over resources that may be affected by the Project, and to other interested parties and agencies as required by law. The comments of such persons and agencies were sought.
- An official 45-day public comment period for the Draft EIR was established by the Office of Planning and Research. The public comment period began on October 30, 2020 and ended on December 14, 2020.
- A Notice of Availability (NOA) of the Draft EIR was emailed to all interested groups, organizations, and individuals who had previously requested notice in writing on October 30, 2020. The NOA was also mailed to all property owners and Neighborhood Groups within 500 feet of the project site. The NOA stated that the City of Sacramento had completed the Draft EIR and was available on the City of Sacramento, Community Development Department EIR webpage at: <https://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>. The letter also indicated that the official 45-day public review period for the Draft EIR would end on December 14, 2020.
- A public notice was placed in the Daily Recorder on November 03, 2020, which stated that the Draft EIR was available for public review and comment.
- A public notice was posted in the office of the Sacramento County Clerk on October 30, 2020.
- Copies of the Draft EIR were available for review at:

City of Sacramento
 Community Development Department
 300 Richards Boulevard, Third Floor
 Sacramento, CA 95811

1.6 List of Commenters

The City of Sacramento received four (4) comment letters during the comment period on the Draft EIR for the proposed project. Table 1-1 below indicates the numerical designation for each comment letter, the author of the comment letter, and the date of the comment letter.

**TABLE 1-1.
COMMENT LETTERS REGARDING THE DRAFT EIR**

Letter #	Entity	Author(s) of Comment Letter/e-mail	Date of Comment Letter/e-mail
1	Regional San	Robb Armstrong	November 3, 2020
2	Wilton Rancheria	Mariah Mayberry	November 3, 2020
3	California Department of Toxic Substances Control (DTSC)	Gavin McCreary	November 6, 2020
4	Sacramento Metropolitan Air Quality Management District (SMAQMD)	Teri Duarte	December 10, 2020

CHAPTER 2

Revisions to the Draft EIR

2.1 Introduction

This chapter describes changes made to the proposed projects since the publication of the Draft EIR as well as text changes made to the Draft EIR either in response to a comment letter or initiated by City staff or in response to modifications to the proposed project.

Under CEQA, recirculation of all or part of an EIR may be required if significant new information is added after public review and prior to certification. According to CEQA Guidelines section 15088.5(a), new information is not considered significant “unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement.” More specifically, the Guidelines define significant new information as including:

- A new significant environmental impact resulting from the project or from a new mitigation measure;
- A substantial increase in the severity of an environmental impact that would not be reduced to insignificance by adopted mitigation measures;
- A feasible project alternative or mitigation measure considerably different from those analyzed in the Draft EIR that would clearly lessen the environmental impacts of the project and which the project proponents decline to adopt; and
- A Draft EIR that is so fundamentally and basically inadequate and conclusory that meaningful public review and comment were precluded.

The text changes described below update, refine, clarify, and amplify the project information and analyses presented in the Draft EIR. No new significant impacts are identified, and no information is provided that would involve a substantial increase in severity of a significant impact that would not be mitigated by measures agreed to by the City. In addition, no new or considerably different alternatives or mitigation measures have been identified. Finally, there are no changes or set of changes that would reflect fundamental inadequacies in the Draft EIR. Recirculation of any part of the EIR therefore is not required.

2.2 Text Changes to the Draft EIR

This section summarizes text changes made to the Draft EIR either in response to a comment letter or initiated by City staff. New text is indicated in double underline and text to be deleted is reflected by a ~~strike through~~. Text changes are presented in the page order in which they appear in the Draft EIR.

The text revisions provide clarification, amplification, and corrections that have been identified since publication of the Draft EIR. The text changes do not result in a change in the analysis or conclusions of the Draft EIR.

S, Summary

On page S-20, in Table S-2, Mitigation Measure 4.2-2(a) is revised to add a final bullet to the list:

- Provide current certificate(s) of compliance for CARB’s In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, doors@arb.ca.gov, or www.arb.ca.gov/doors/compliance_cert1.html.

On page S-20, in Table S-2, Mitigation Measure 4.2-2(b) is revised to add a new paragraph to the end of the mitigation measure:

- If the project implements the “step-down” approach, utilizing construction equipment with less than Tier 4 emissions standards and the resulting emissions exceed the SMAQMD threshold, a mitigation fee (per ton of emissions) will be assessed to achieve the remaining mitigation.

2, Project Description

On page 2-17, the following text changes are made under the Utilities heading:

2.7 Utilities

Water

The City of Sacramento would provide water service to the proposed project via an existing 8-inch water supply main in Klotz Ranch Court. No off-site improvements to the existing water mains are needed to serve the proposed project. A project specific water study will be completed to ensure that the existing and proposed water distribution system is adequate to supply fire flow and domestic demands for the project.

Wastewater

Wastewater generated on the project site would be collected by the City of Sacramento's separate sewer system via an 8-inch main located in Klotz Ranch Court and conveyed to Sacramento Regional County Sanitation District's Wastewater Treatment Plant (WWTP) in Elk Grove for treatment. No off-site improvements to the existing sewer mains are needed to serve the proposed project. A sewer plan study will be completed to evaluate the available capacity of the existing mains.

Storm Drainage

Storm drainage facilities that are owned and maintained by the City of Sacramento would serve the project site. Storm water on the project site would be managed with a combination of Low Impact Development (LID), storm water quality treatment, and flood control measures. These measures include, but are not limited to, planting new trees, the provision of a disconnected roof system, vegetated swales, and placement of amended soils. Storm water on the project site would be directed to two on-site detention basins, one basin at the southern end of the project site and one basin along the western boundary of the project site; all storm water detained in the southern basin would be directed to the western basin. The storm water in the western basin would then be pumped to a drainage canal located along the western boundary of the project site via a lift station and an 18-inch storm drain outfall. No off-site improvements to the existing drainage infrastructure are needed to serve the proposed project. A project specific drainage study will be completed for the project.

4.2, Air Quality

On page 4.2-4, the third sentence of the second full paragraph is revised to read:

Some sources of particulate matter, such as wood burning in fireplaces, demolition, and construction activities, are more local in nature, while others, such as vehicular traffic and wildfires, have a more regional effect.

On page 4.2-7, Table 4.2-2 is revised to add Footnote (d):

**TABLE 4.2-2
SUMMARY OF AIR QUALITY MONITORING DATA (2015–2018)**

Pollutant	National/State Standard	2015	2016	2017	2018
Ozone					
Maximum 1-hour concentration, ppm	0.09 ^a	0.092	0.094	0.107	0.097
Number of days above State 1-Hour standard		0	0	1	1
Maximum 8-hour concentration, ppm	0.070 / 0.070	0.077	0.075	0.078	0.085
Number of days above National and State 8-Hour standard		4	3	3	1
Nitrogen Dioxide (NO₂)					
Annual average concentration, ppm	0.053 / 0.030	0.011	0.010	0.010	0.009
Maximum 1-Hour concentration, ppm	0.100 / 0.18	0.055	0.055	0.059	0.066
Number of days above National 1-Hour standard		0	0	0	0
Number of days above State 1-Hour standard		0	0	0	0
Respirable Particulate Matter (PM₁₀)					
Annual average concentration, µg/m ³	20 ^a	22.6	19.1	23.8	--
Maximum 24-Hour concentration (national/state), µg/m ³	150 / 50	57.8/59.1	50.3/51.4	149.9/150.3	292.6/309.5^d
Estimated number of days above National 24-Hour standard ^c		0	0	0	6.0
Estimated number of days above State 24-Hour standard ^c		NA	1.1	NA	22.2
Fine Particulate Matter (PM_{2.5})					
Annual average concentration, µg/m ³	12.0 / 12	9.5	7.6	9.1	12.7
Maximum 24-Hour concentration, µg/m ³	35 ^b	36.3	24.4	44.5	149.9^d
Estimated number of days above National 24-Hour standard ^c		3.0	0	6.1	--
Carbon Monoxide (CO)					
Maximum 8-Hour concentration, ppm	9 / 9.0	0.9	1.3	1.2	3
Number of days above National or State 8-hour standard		0	0	0	0
Maximum 1-Hour concentration, ppm	35 / 20	1.3	1.6	1.9	3.3
Number of days above National or State 1-hour standard		0	0	0	0

NOTES: Number of days exceeded is for all days in a given year, except for particulate matter. PM₁₀ and PM_{2.5} are monitored every three days. Ozone, NO₂, PM₁₀, and PM_{2.5} monitoring data from T Street Station. Carbon monoxide monitoring data from Sacramento-Bercut Station. The CARB and US EPA use different methods to calculate the emissions for certain criteria air pollutants for comparisons to the state and national standards.

Bold values are in excess of applicable standard.

-- indicates data was not available

ppm = parts per million; µg/m³ = micrograms per cubic meter; NA = No data or insufficient data.

a. State standard, not to be exceeded.

b. National standard, not to be exceeded.

c. Particulate matter sampling schedule of one out of every 3 days, for a total of approximately 122 samples per year. Estimated days exceeded mathematically estimates of how many days' concentrations would have been greater than the level of the standard had each day been monitored.

d. In 2018, wildfires played a significant role in increasing the maximum 24-hour concentration for respirable particulate matter and fine particulate matter.

SOURCES: California Air Resources Board, 2018. Summaries of Air Quality Data, 2015-2018. Available:

<https://www.arb.ca.gov/adam/index.html>. Accessed February 27, 2020.

U.S. Environmental Protection Agency, 2018. Air Data. Available: <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=5f239fd3e72f424f98ef3d5def547eb5>. Accessed February 27, 2020.

On page 4.2-8, the first paragraph under the Sensitive Receptors heading is revised to read:

Air quality does not affect individuals or groups within the population in the same way, and some groups are more sensitive to adverse health effects caused by exposure to air pollutants than others. Population subgroups sensitive to the health effects of air pollutants include the elderly and the young, those with higher rates of respiratory disease such as asthma and chronic obstructive pulmonary disease, low-income groups, racial minorities, and those with other environmental or occupational health exposures (e.g., indoor air quality) that affect cardiovascular or respiratory diseases.

On page 4.2-30, Mitigation Measure 4.2-2(a) is revised to add a final bullet to the list:

- Provide current certificate(s) of compliance for CARB’s In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, doors@arb.ca.gov, or www.arb.ca.gov/doors/compliance_cert1.html.

On page 4.2-30, Mitigation Measure 4.2-2(b) is revised to add a new paragraph to the end of the mitigation measure:

- If the project implements the “step-down” approach, utilizing construction equipment with less than Tier 4 emissions standards and the resulting emissions exceed the SMAQMD threshold, a mitigation fee (per ton of emissions) will be assessed to achieve the remaining mitigation.

4.3, Cultural Resources

INFORMATION TO BE PROVIDED

4.4, Greenhouse Gas Emissions

On page 4.4-2, the last sentence of the first paragraph is revised to read:

Since the 19th Century, however, increasing GHG concentrations resulting from human activity such as fossil fuel combustion, deforestation, and other activities have driven a rapid, unprecedented rise in global temperatures ~~are believed to be a major factor in climate change.~~

On page 4.4-3, the first paragraph is revised to read:

Fossil fuel combustion, especially for the generation of electricity and powering of motor vehicles, has led to substantial increases in CO₂ emissions (and thus substantial increases in atmospheric concentrations of CO₂). In 1994,

atmospheric CO₂ concentrations were found to have increased by nearly 30 percent above pre-industrial concentrations. In fact, atmospheric concentrations of CO₂ have increased 146 percent from pre-industrial levels to 2018.¹

Changes to Figures

All revised Draft EIR figures are included at the end of this chapter.

Figure 2-7, Preliminary Site Plan, is revised to show an updated site plan.

Figure 2-8, Preliminary Landscape Plan, is revised to show an updated landscaping design.

Changes to Appendices

Due to an administrative error during document compilation, **Appendix A**, Notice of Preparation (NOP) inadvertently did not include the Initial Study that was publicly circulated with the NOP. However, the NOP and Initial Study were available for public review during the 45-day public comment period for the Draft EIR, viewable and downloadable at <https://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>, or available for review at the City offices at 300 Richards Blvd., Third Floor, Sacramento, CA 95811. The entirety of Appendix A, including the NOP and Initial Study, are appended at the end of this chapter.

¹ National Oceanic and Atmospheric Administration, 2019. *Global carbon dioxide growth in 2018 reached 4th highest on record*. Available: <https://www.noaa.gov/news/global-carbon-dioxide-growth-in-2018-reached-4th-highest-on-record>. Accessed: January 6, 2021.



D:\191523.00 - Klotz Ranch Apartments 05 Graphics-GIS-Modeling\Illustrator

SOURCE: GHD, 2020

Klotz Ranch Apartments

Figure 2-7
Preliminary Site Plan





SOURCE: GHD, 2020

Klotz Ranch Apartments

Figure 2-8
Preliminary Landscape Plan

Appendix A
**Notice of Preparation (NOP) and
Initial Study**





KLOTZ RANCH APARTMENTS [P19-070]

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR ANTICIPATED SUBSEQUENT PROJECTS UNDER THE 2035 GENERAL PLAN MASTER EIR

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

ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into the following sections:

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

SECTION II - PROJECT DESCRIPTION: Includes a detailed description of the proposed project.

SECTION III - ENVIRONMENTAL CHECKLIST AND DISCUSSION: Reviews proposed project and states whether the project would have additional significant environmental effects (project-specific effects).

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

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

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

SECTION I - BACKGROUND

Project Name and File Number: Klotz Ranch Apartments Project (P19-070)

Project Location: 7699 Klotz Ranch Court, Sacramento, CA
APN 031-1550-002

Project Applicant: The Spanos Corporation
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219
Attn: Nicolas Ruhl
(209) 955-2574

Project Planner: Angel Anguiano, Assistant Planner
Community Development Department
300 Richards Boulevard, Third Floor
Sacramento, CA 95811
aanguiano@cityofsacramento.org

Environmental Planner: Scott Johnson, Senior Planner
Community Development Department
300 Richards Boulevard, Third Floor
Sacramento, CA 95811
srjohnson@cityofsacramento.org

Date Initial Study Completed: April 20, 2020

This Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 1500 *et seq.*). The Lead Agency is the City of Sacramento.

The City of Sacramento, Community Development Department, has reviewed the proposed project and, on the basis of the whole record before it, has determined that the proposed project is an anticipated subsequent project identified and described in the 2035 General Plan Master EIR and is consistent with the land use designation and the permissible densities and intensities of use for the project site as set forth in the 2035 General Plan. See CEQA Guidelines Section 15176 (b) and (d).

The City has prepared the attached Initial Study to review the discussions of cumulative impacts, growth inducing impacts, and irreversible significant effects in the 2035 General Plan Master EIR to determine their adequacy for the project (see CEQA Guidelines Section 15178(b),(c)) and identify any potential new or additional project-specific significant environmental effects that were not analyzed in the Master EIR and any mitigation measures or alternatives that may avoid or mitigate the identified effects to a level of insignificance, if any.

As part of the Master EIR process, the City is required to incorporate all feasible mitigation measures or feasible alternatives appropriate to the project as set forth in the Master EIR (CEQA Guidelines Section 15177(d)) Policies included in the 2035 General Plan that reduce significant impacts identified in the Master EIR are identified and discussed. See also the Master EIR for the 2035 General Plan. The mitigation monitoring plan for the 2035 General Plan, which provides references to applicable general plan policies that reduce the environmental effects of development that may occur consistent with the general plan, is included in the adopting resolution for the Master EIR. See City Council Resolution No. 2015-0060, beginning on page 60. The resolution is available at:

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

This analysis incorporates by reference the general discussion portions of the 2035 General Plan Master EIR. (CEQA Guidelines Section 15150(a)). The Master EIR is available for public review at the City of Sacramento, Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento, CA 95811, and on the City's web site at:

<http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports.aspx>

Based on the findings of the Initial Study, the City determined that potentially significant impacts to aesthetics, air quality, cultural and tribal cultural resources, greenhouse gas emissions, noise, transportation and traffic could result from implementation of the project. Therefore, a focused EIR will be prepared to analyze potential impacts related to these topics. The City of Sacramento is soliciting the views of interested persons and agencies on the content of the environmental impact report and welcomes public input during the review period, which runs from March 20, 2020 to April 20, 2020. Because of the time limits mandated by state law, your response must be sent at the earliest possible date, but no later than the 30-day review period ending April 20, 2020.

Please send written responses to:

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

SECTION II - PROJECT DESCRIPTION

INTRODUCTION

The proposed project consists of the construction and operation of an apartment complex on an approximately 12.7-acre property located within the Pocket community of the City of Sacramento. This initial study (IS) has been prepared to evaluate the environmental effects of this project and to ensure compliance under the California Environmental Quality Act (CEQA). The City of Sacramento is the lead agency responsible for CEQA compliance.

PROJECT LOCATION

The project site is located at the terminus of Klotz Ranch Court in Sacramento, California, approximately 80 miles east of San Francisco and 85 miles west of Lake Tahoe. Sacramento is a major transportation hub, the point of intersection of transportation routes that connect Sacramento to the San Francisco Bay area to the west, the Sierra Nevada mountains and Nevada to the east, Los Angeles to the south, and Oregon and the Pacific Northwest to the north. The City is bisected by major freeways including Interstate 5 (I-5) that traverses the state from north to south; Interstate 80 (I-80), which provides an east-west connection between San Francisco and Reno; and U.S. Highway 50 which provides an east-west connection between Sacramento and South Lake Tahoe. Two railroads, the Union Pacific Railroad (UPRR) and the BNSF Railway transect Sacramento. **Figure 1** shows the location of the project site in the Sacramento region.

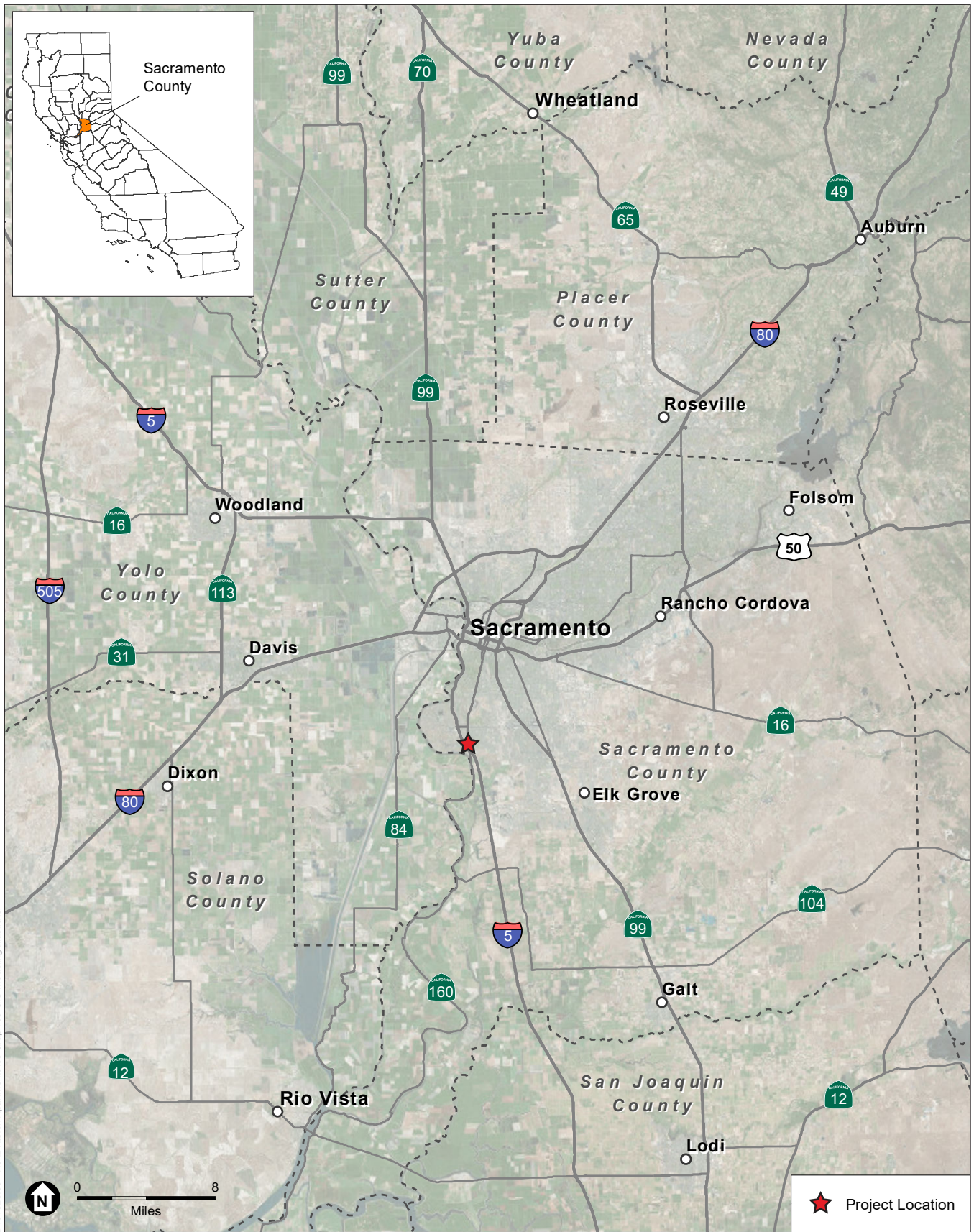
The Klotz Ranch Apartments project site is generally located south of Pocket Road between I-5 and Freeport Boulevard. Primary access to the project site is provide by Klotz Ranch Court, which intersects with Pocket Road approximately 400 feet to the north. Pocket Road runs east/west and provides access to I-5 and connectivity between residential neighborhoods and retail uses in the Meadowview area to the east and the Pocket area to the west.

The project site is bounded by three commercial buildings adjacent to Pocket Road to the north, and vacant parcels to the east, south, and west. The commercial buildings adjacent to the project site include a gas station (Shell Oil), located to the west of Klotz Ranch Court, and a fast food restaurant (McDonalds) and a car wash (Kelly's Express Car Wash) located to the east of Klotz Ranch Court. In addition, I-5 is adjacent to the vacant area to the west and south, and Freeport Boulevard is adjacent to the vacant area to the east. **Figure 2** shows the location of the project site within south Sacramento. The project site was previously graded and is currently vacant; a telecommunications facility (cell phone tower) is located in the southeastern corner of the site. (see **Figure 3**).

The project site is within the Pocket Community Plan Area and is currently designated as Suburban Corridor on the City of Sacramento 2035 General Plan Land Use and Urban Form Diagram. Suburban Corridors are envisioned as auto-oriented, moderate-density retail, office, and residential corridors that support surrounding suburban neighborhoods.

The project site is zoned Shopping Center (SC-PUD), which is intended to provide a wide range of goods and services to the community. Multi-family dwelling units are permitted in this zone with a Conditional Use Permit (CUP). The maximum height and density allowed within the zone is 35 feet and 30 dwelling units per net acre, respectively.

Finally, development on the project site is governed by the Klotz Ranch Commercial Center Planned Unit Development (PUD) guidelines and schematic plan. The guidelines include development criteria that govern all future development on the project site. Specifically, the guidelines list permitted uses, include environmental and building standards, and establish sign criteria and regulations. The schematic plan indicates the land use for each parcel along with the location and size of each building.



SOURCE: Esri, 2015; ESA, 2020

Klotz Ranch Apartments

Figure 1
Regional Location





D:\191523.00 - Klotz Ranch Apartments\05 Graphics-GIS-Modeling\Illustrator

SOURCE: Google Earth, 2019

Klotz Ranch Apartments

Figure 2
Project Vicinity





D:\191523.00 - Klotz Ranch Apartments\05 Graphics-GIS-Modeling\Illustrator

SOURCE: Google Earth, 2019

Klotz Ranch Apartments

Figure 3
Project Site



PROJECT DESCRIPTION

The proposed project includes the construction of a 266-unit apartment complex consisting of six, four-story buildings and a two-story clubhouse. Two multi-family residential buildings would each contain 49 units while the remaining four multi-family residential buildings would each contain 42 units. The clubhouse would provide 6,300 square feet (sf) of community space accessible to residents. The project components are shown on the site plan in **Figure 4**.

Apartments Units

The complex would include 128 one-bedroom units, 120 two-bedroom units, and 18 three-bedroom units and would have a density of approximately 21 units per acre. The one-bedroom units would range in size from 506 to 676 sf, the two-bedroom units would range in size from 746 to 971 sf, and the three-bedroom units would be 1,251 sf in size. Each of the apartment buildings would be approximately 48 feet in height.

Recreational Amenities

The clubhouse/pool area would be located on the northwestern portion of the site, northwest of Building 1. The clubhouse would include a leasing office, a fitness and yoga studio, a great room with kitchen and sitting area, mail package room, game room, cyber/conference center, and an outdoor amenity deck; the structure would be approximately 32 feet in height. The entry to the pool area would be from the clubhouse area. Amenities within the pool area would include a pool, spa, outdoor kitchen, television and fire place lounges, hammock area, yoga lawn, two bocce ball courts, and a passive recreation lawn lounge area. Other amenities on the project site include a tot lot on the northeastern corner of the site and a dog run and sports court on the southwest corner of the site.

Parking

Parking for the project would be provided in covered carports, private garages, driveways, and surface lots adjacent to the apartment buildings. The proposed project would be subject to the parking requirements as described in the City of Sacramento Planning and Development Code. The project site is located within the Traditional Parking District and requires a minimum of one vehicle parking space per dwelling unit. The minimum parking allowable would be 266 parking spaces. A total of 525 parking spaces would be provided, including 353 parking spaces for residents and 172 parking spaces for visitors, thus exceeding the City's minimum requirement by 259 spaces. A total of 165 bicycle parking spaces would also be provided consisting of 28 exterior spaces and 137 interior spaces. Bicycle racks and interior storage would be provided for each building. In addition, bicycle racks and a bicycle locker would be provided in front of the clubhouse.

Traffic Circulation

Vehicle Access

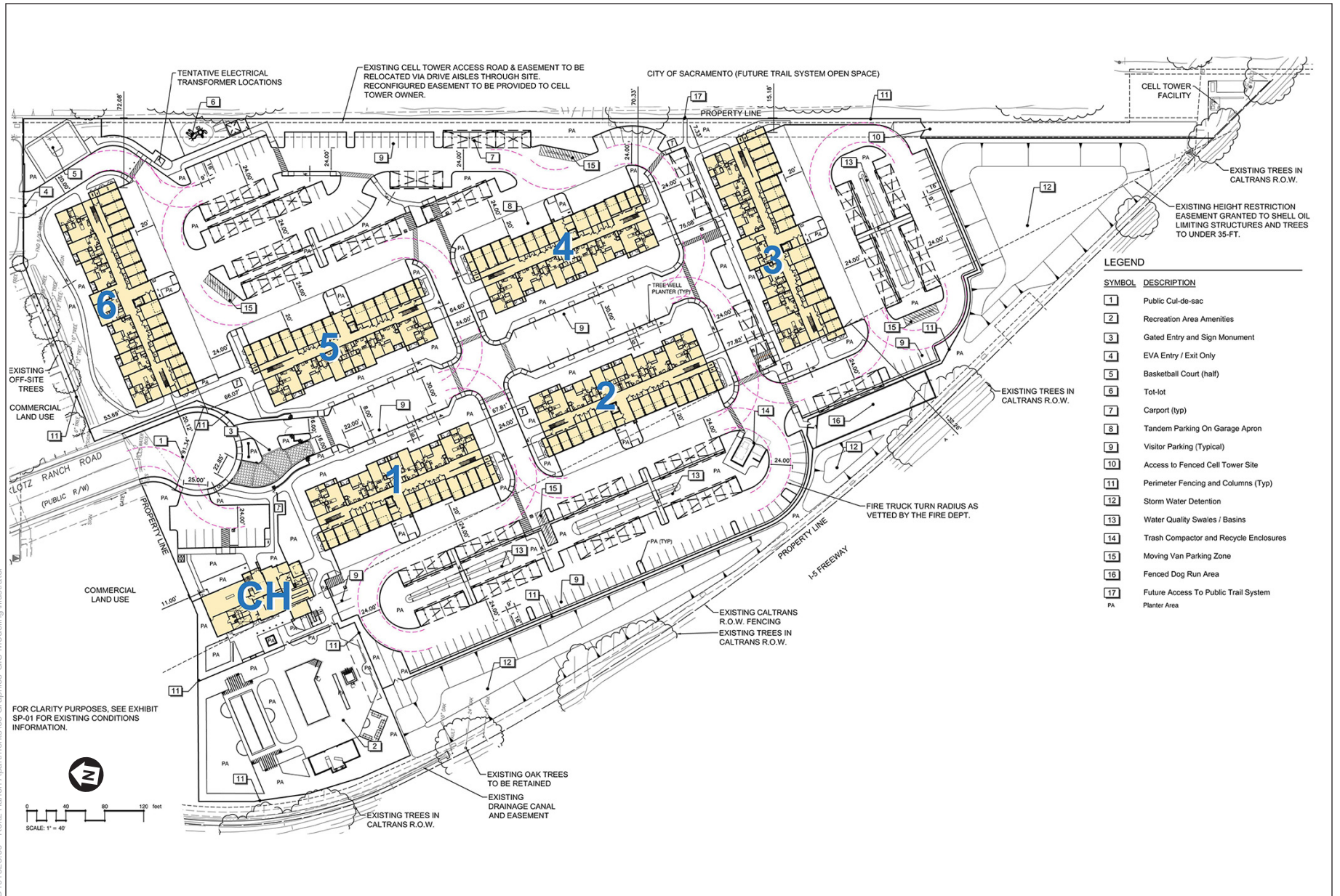
The main vehicle access point would be from Klotz Ranch Drive, which provides access to I-5 via Pocket Road. An emergency vehicle access point from the parking lot of the adjacent car wash would also be provided in the northeastern corner of the project site.

Transit Access

Bus transit service in the area is provided by Sacramento Regional Transit (SacRT). The nearest SacRT bus stop is located approximately 100 feet to the east of the intersection of Pocket Road/Klotz Ranch Court.

Bicycle and Pedestrian Access

Pedestrian paths would be provided on-site that lead to building entrance areas. These paths would also connect to the existing sidewalks on Klotz Ranch Court. In addition, the proposed project would provide direct access to the future Del Rio trail, a proposed 4.8-mile pedestrian and bicycle trail that runs through the Land Park, South Land Park, Freeport Manor, Z'Berg, Pocket and Meadowview neighborhoods between Interstate 5 and Freeport Boulevard. The right-of-way for the future trail is located directly to the east of the project site.



SOURCE: GHD, 2016

Klotz Ranch Apartments

Figure 4
Preliminary Site Plan



Construction Activities and Schedule

Site clearing would be followed by excavation and grading. Site construction will include finish grading to establish necessary pads and foundations, construction of retaining walls and site encroachment, and installation of underground utility lines (i.e., water, recycled water, sewer, storm-drainage, and fire hydrants). Subsequent phases will include building construction, completion of exterior and interior improvements, and installation of landscaping. The proposed project has been designed to balance earthwork on the site between cut and fill. However, during excavation of the building footings, plumbing, etc., some incidental excavated material will need to be hauled off site.

The applicant would implement numerous Best Management Practices (BMPs) to minimize construction impacts from noise, vibration, light, dust, sedimentation and erosion, and general disturbances to sensitive receptors and sensitive resources, in addition to City Code requirements. Construction activities would be scheduled during normally acceptable hours in accordance with the City's noise ordinance.

The exact type and numbers of construction equipment would be based on the contractor's what equipment is reasonably necessary to complete the project using industry standard means and methods. Typical vehicles that are expected to be used include but are not limited to: scrapers, backhoes, skip loaders, water trucks, generators, and other miscellaneous equipment.

Project construction would occur over a period of 24 months. Construction is anticipated to begin in fall 2020, with site grading and utility infrastructure work completed by early spring 2021. Construction of the structures is expected to commence in spring 2021 with completion by fall 2022.

Entitlements

The project would potentially require the following planning approvals from the City of Sacramento:

- Amendment to the Klotz Ranch Commercial Center Planned Unit Development Guidelines and Schematic Plan;
- Conditional Use Permit for multi-family residential use in a Shopping Center zone; and
- Site Plan and Design Review.

SECTION III – ENVIRONMENTAL CHECKLIST AND DISCUSSION

LAND USE, POPULATION AND HOUSING, AND AGRICULTURAL RESOURCES

Introduction

CEQA requires the Lead Agency to examine the effects of a project on the physical conditions that exist within the area that would be affected by the project. CEQA also requires a discussion of any inconsistency between the proposed project and applicable general plans and regional plans.

An inconsistency between the proposed project and an adopted plan for land use development in a community would not constitute a physical change in the environment. When a project diverges from an adopted plan, however, it may affect planning in the community regarding infrastructure and services, and the new demands generated by the project may result in later physical changes in response to the project.

In the same manner, the fact that a project brings new people or demand for housing to a community does not, by itself, change the physical conditions. An increase in population may, however, generate changes in retail demand or demand for governmental services, and the demand for housing may generate new activity in residential development. Physical environmental impacts that could result from implementing the proposed project are discussed in the appropriate technical sections.

This section of the initial study identifies the applicable land use designations, plans and policies, and permissible densities and intensities of use, and discusses any inconsistencies between these plans and the proposed project. This section also discusses agricultural resources and the effect of the project on these resources.

Discussion

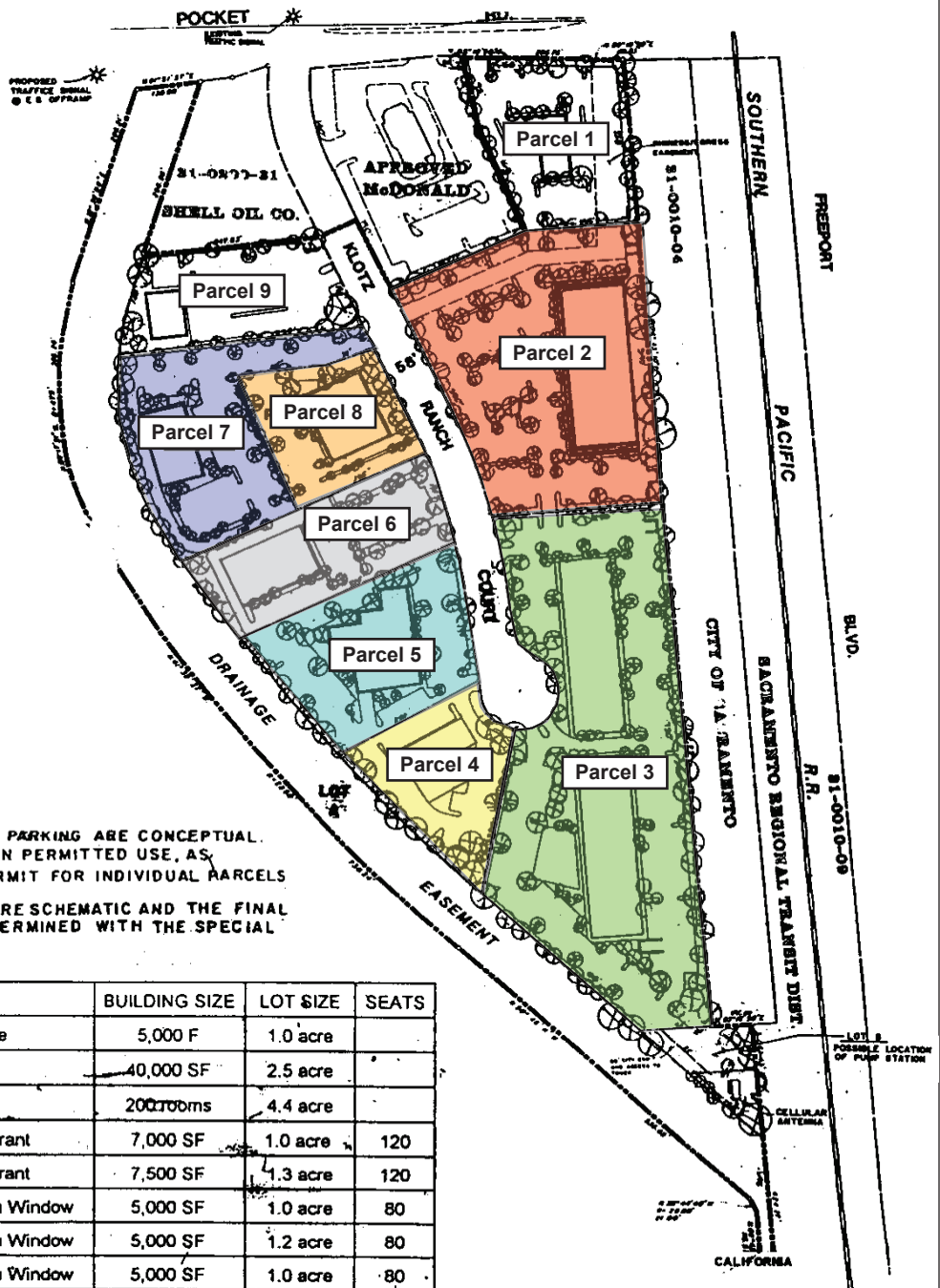
Land Use

The project site is within the Pocket Community Plan Area and is currently designated as Suburban Corridor on the City of Sacramento 2035 General Plan Land Use and Urban Form Diagram. Suburban Corridors are envisioned as auto-oriented, moderate-density retail, office, and residential corridors, with building heights ranging from one to four stories, that support surrounding suburban neighborhoods. The Suburban Corridor land use designation allows a density range of 15 to 36 units per net acre and a floor-area ratio (FAR) range of 0.15 to 2.0.¹ Other parcels in the immediate vicinity of the project site are designated Suburban Neighborhood Low and Suburban Corridor on the City of Sacramento 2035 General Plan Land Use and Urban Form Diagram.

The project site is zoned as SC-PUD: Shopping Center within the Klotz Ranch Commercial Center PUD. The SC zone is intended to provide a wide range of goods and services to the community. However, multi-family dwelling units are permitted with a Conditional Use Permit (CUP). The maximum height for buildings within the zone is 35 feet; architectural details, such as pitched roofs or mechanical penthouses, are permitted up to a height of 42 feet. The maximum density is 30 dwelling units per net acre. Other parcels in the immediate vicinity of the project site are zoned HC (Highway Commercial), R-1 (Standard Single Family), R-1A (Single Family Alternative), RO (Residential Office), C-2 (General Commercial), and SC (Shopping Center).

The project site is within the Klotz Ranch Commercial Center PUD. Klotz Ranch Commercial Center encompasses approximately 14.4 acres and is divided into nine parcels (see **Figure 5**). Parcel 1 (1.0 acre) is designated for auto service and is located in the northeastern portion of the PUD; this parcel is presently developed with a car wash. Parcel 2 (2.5 acres) is designated for office and is located on the central eastern portion of the PUD while Parcel 3 (4.4 acres) is designated for a hotel/motel and is located in the southeastern portion of the PUD. The remaining parcels are located in along the western portion of the site.

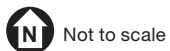
¹ City of Sacramento, 2015. City of Sacramento 2035 General Plan, Land Use and Urban Design Element. Adopted March 3, 2015. Page 2-88.



NOTE:

1. STRUCTURE ϕ . FOOTAGE AND PARKING ARE CONCEPTUAL. ACTUAL SIZE WILL DEPEND ON PERMITTED USE, AS DETERMINED BY SPECIAL PERMIT FOR INDIVIDUAL PARCELS
2. THE DRIVEWAY LOCATIONS ARE SCHEMATIC AND THE FINAL LOCATIONS SHALL BE DETERMINED WITH THE SPECIAL PERMIT FOR EACH PARCEL.

PARCEL	LAND USE	BUILDING SIZE	LOT SIZE	SEATS
1	Lube and Tune	5,000 F	1.0 acre	
2	Office	40,000 SF	2.5 acre	
3	Hotel / Motel	200 rooms	4.4 acre	
4	Sit-Down Restaurant	7,000 SF	1.0 acre	120
5	Sit-Down Restaurant	7,500 SF	1.3 acre	120
6	Fast Food / Drive-Thru Window	5,000 SF	1.0 acre	80
7	Fast Food / Drive-Thru Window	5,000 SF	1.2 acre	80
8	Fast Food / Drive-Thru Window	5,000 SF	1.0 acre	80
9	Gas Station	12 pumps	1.0 acre	



SOURCE: Morton & Pitalo, Inc., 1997

Klotz Ranch Apartments

Figure 5
Klotz Ranch Commercial Center P.U.D. Schematic Site Plan



Parcel 4 (1.0 acre) and Parcel 5 (1.3 acre) are designated for sit-down restaurants while Parcel 6 (1.0 acres), Parcel 7 (1.2 acres), and Parcel 8 (1.0) are designated for fast food restaurants with drive-thru windows. Finally, Parcel 9 (1.0 acre) is designated for a gas station. Parcels 2 thru 9 are presently vacant and the proposed project consists of Parcels 2 thru 8.

The proposed project would develop a six-building, four-story apartment complex consisting of 266 units on a 12.7-acre site. As a result, the density for the proposed project would be 21 units per acre,² which falls within the density threshold for the existing land use designation. In addition, the proposed project would be an allowable use under the land use designation. However, proposed project would require a CUP to allow multi-family residential within a SC zone and would require an amendment to the Klotz Ranch Commercial Center PUD Guidelines and Schematic Plan to permit residential uses. In addition, each apartment building has a proposed height of 42 feet and architectural details that are 48 feet in height. Although four-story buildings are consistent with the Suburban Corridor land use designation, the proposed project would exceed the 35-foot height limit for structures and the 42-foot height limit for architectural details by 7 feet and 6 feet, respectfully.

The proposed project would fill in a vacant site amongst other developed uses; thus, the proposed project would not physically divide an established community. In addition, the proposed project site is not currently included as part of any habitat conservation plan or natural community conservation plan.

Population and Housing

The proposed project includes 266 residential units. The 2035 General Plan includes assumptions for the amount of growth that will occur within the Policy Area over the next 20 years. The General Plan assumes the City will grow by approximately 165,000 new residents, 86,483 new jobs, and 68,347 new housing units. The 2035 General Plan Master EIR identifies, estimates, and evaluates population and housing changes that would be caused by development of the 2035 General Plan that have the potential to cause physical environmental effects. The Land Use, Population, and Housing analysis in the 2035 General Plan Master EIR (Chapter 3) provides a detailed discussion of how the City reached these assumptions and the methodology used to determine a realistic level of growth for the City.

According to the California Department of Finance, the average household size in the City of Sacramento is presently 2.79 persons per unit.³ As a result, the proposed project is expected to add approximately 742 residents to the City. This projected population is consistent with the cumulative population growth assumed in the General Plan and Master EIR. The project would be consistent with the General Plan land use designation (Suburban Corridor), which permits multi-family residential units. In addition, it would not require any change to the current zoning (SC-PUD). There are no existing houses or residential uses on the project site; therefore, people and housing units would not be displaced as a result of project construction and implementation.

Agricultural Resources

The City of Sacramento 2035 General Plan policies include measures to address the protection and preservation of agricultural lands and operations surrounding Sacramento. Policies ER 4.2.1 and ER 4.2.3 encourage infill development within existing urban areas of the city and require the City and County of Sacramento to coordinate with adjacent jurisdictions to implement existing conservation plans, in order to minimize the pressure for conversion of productive agricultural lands for urban uses and to preserve prime farmland and critical habitat outside the city.⁴ Therefore, to the extent the 2035 General Plan

² 266 units/12.7 acres = 21 units/acre

³ California Department of Finance. 2019. Report E-5: Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2019, with 2010 Benchmark.

⁴ City of Sacramento, 2015. City of Sacramento 2035 General Plan. March 2015. pp. 2-326 and 2-327.

accommodates future growth within the City limits, the conversion of farmland outside the City limits is minimized through implementation of Policies ER 4.2.1 and 4.2.3.

The project site does not contain soils designated as Important Farmland (i.e., Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance).⁵ The site is not zoned for agricultural uses, and there are no Williamson Act contracts that affect the project site. No existing agricultural or timber-harvest uses are located on or in the vicinity of the project site. Finally, development of the project site was anticipated in the 2035 General Plan, which concluded that development impacts assumed under the 2035 General Plan on agricultural resources within the City would be less than significant.

⁵ California Department of Conservation, Division of Land Resource Protection, 2018. Sacramento County Important Farmland Map. Available: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2018/sac18.pdf>. Accessed January 17, 2020.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
1. <u>AESTHETICS</u>			
Would the proposal:	X		
A) Create a source of glare that would cause a public hazard or annoyance?	X		
B) Create a new source of light that would be cast onto oncoming traffic or residential uses?	X		
C) Substantially degrade the existing visual character of the site or its surroundings?	X		

Summary of Analysis under the 2035 General Plan Master EIR and Applicable General Plan Policies

The Master EIR described the existing visual conditions in the general plan City of Sacramento, and the potential changes to those conditions that could result from development consistent with the 2035 General Plan. See Master EIR, Chapter 4.13, Visual Resources.

The Master EIR identified potential impacts for light and glare (Impact 4.13-1) and concluded that impacts would be less than significant.

Answers to Checklist Questions

Questions A through C

The proposed project would include the construction and operation of a six-building, four-story apartment complex consisting of 266 units. Each of the buildings would be approximately 48 feet in height, which exceed the 35-foot height limit for the project site established by the SC zone and Klotz Ranch Commercial Center PUD guidelines. Existing development surrounding the site consists of one- to two-story structures and as a result the proposed project would feature prominently from public vantage points along Pocket Road, Freeport Boulevard, and I-5. In addition, the proposed project would add an additional source of nighttime lighting in the area. For these reasons, impacts related to aesthetics would be **potentially significant** and these issues will be analyzed in the EIR.

Mitigation Measures

Mitigation Measures for impacts relating to aesthetics, light, and glare will be discussed in the EIR.

Findings

All potentially significant environmental effects of the proposed project relating to aesthetics, light, and glare will be analyzed in the EIR.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
2. AIR QUALITY <i>Would the proposal:</i>			
A) Result in construction emissions of NOx above 85 pounds per day?	X		
B) Result in operational emissions of NOx or ROG above 65 pounds per day?	X		
C) Violate any air quality standard or have a cumulatively considerable contribution to an existing or projected air quality violation?	X		
D) Result in PM ₁₀ and PM _{2.5} concentrations that exceed SAMQMD requirements?	X		
E) Result in CO concentrations that exceed the 1-hour state ambient air quality standard (i.e., 20.0 ppm) or the 8-hour state ambient standard (i.e., 9.0 ppm)?	X		
F) Result in exposure of sensitive receptors to substantial pollutant concentrations?	X		
G) Result in TAC exposures create a risk of 10 in 1 million for stationary sources, or substantially increase the risk of exposure to TACs from mobile sources?	X		

Summary of Analysis under the 2035 General Plan Master EIR and Applicable General Plan Policies

The Master EIR addressed the potential effects of the 2035 General Plan on ambient air quality and the potential for exposure of people, especially sensitive receptors such as children or the elderly, to unhealthy pollutant concentrations. See Master EIR, Chapter 4.2.

Policies in the 2035 General Plan in Environmental Resources were identified as mitigating potential effects of development that could occur under the 2035 General Plan. For example, Policy ER 6.1.1 calls for the City to work with the California Air Resources Board and the Sacramento Metropolitan Air Quality Management District (SMAQMD) to meet state and federal air quality standards; Policy ER 6.1.2 requires the City to review proposed development projects to ensure that the projects incorporate feasible measures that reduce construction and operational emissions; Policy ER 6.1.4 and ER 6.1.11 calls for coordination of City efforts with SMAQMD; and Policy ER 6.1.15 requires the City to give preference to contractors using reduced-emission equipment.

The Master EIR identified exposure to sources of toxic air contaminants (TAC) as a potential effect. Policies in the 2035 General Plan would reduce the effect to a less-than-significant level. The policies include ER 6.1.4, requiring coordination with SMAQMD in evaluating exposure of sensitive receptors to TACs, and impose appropriate conditions on projects to protect public health and safety; as well as Policy LU 2.7.5 requiring extensive landscaping and trees along freeways fronting elevation and design elements that provide proper filtering, ventilation, and exhaust of vehicle air emissions from buildings.

Answers to Checklist Questions

Questions A through G

The proposed project would include the construction and operation of a six-building, four-story apartment complex consisting of 266 units. Short-term construction emissions would be produced that could expose people to substantial pollutant concentrations or violate air quality standards. Similarly, operational emissions, particularly from automobile trips associated with the proposed project, could result in, or contribute to, air quality pollutant levels that exceed thresholds of significance for criteria air pollutants. Next, traffic generated by the proposed project could result in CO concentrations at nearby intersection that exceed state standards. Finally, existing nearby sensitive receptors could be exposed to diesel particulate matter from exhaust emitted by on- and off-road equipment during construction. For these reasons, impacts related to air quality would be ***potentially significant*** and these issues will be analyzed in the EIR.

Mitigation Measures

Mitigation Measures for impacts relating to air quality will be discussed in the EIR.

Findings

The proposed project would have potentially significant environmental effects relating to air quality and GHG emissions that will be analyzed in the EIR.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
3. <u>BIOLOGICAL RESOURCES</u>			
Would the proposal:			
A) Create a potential health hazard, or use, production or disposal of materials that would pose a hazard to plant or animal populations in the area affected?			X
B) Result in substantial degradation of the quality of the environment, reduction of the habitat, reduction of population below self-sustaining levels of threatened or endangered species of plant or animal species?		X	
C) Affect other species of special concern to agencies or natural resource organizations (such as regulatory waters and wetlands)?		X	

Environmental Setting

Land uses surrounding the project site within the City limits are dominantly commercial and residential development. Outside city boundaries within the Central Valley, agriculture dominates land uses to the west, north, and south. Rural residential development and undeveloped grasslands and oak woodlands dominate land uses to the west.

The project site is bounded by three commercial buildings adjacent to Pocket Road to the north, and vacant parcels to the east, south, and west. A drainage canal parallels the western boundary of the project site on the vacant parcel to the west. In addition, I-5 is adjacent to the vacant parcel to the west and Freeport Boulevard is adjacent to the vacant parcel to the east. Surrounding land uses are dominantly commercial and residential development. The Sacramento River and surrounding riparian corridor are located approximately 0.3 miles to the southwest of the project site.

The 12.7-acre project site is generally flat. The project site consists of approximately 12.69 acres of undeveloped ruderal herbaceous habitat within the urban infill parcel. Scattered valley oaks (*Quercus lobata*) occur within and overhang the eastern, western and southern edge of the project site. The ruderal herbaceous habitat includes a gravel road and a cell phone tower. A cell phone tower and associated infrastructure occupy the southeastern corner of the project site. The gravel road runs along the eastern and northern borders of the project site and provides vehicle access to the cell phone tower.

An approximately 0.01-acre shallow, linear, manmade earthen drainage ditch is present in the northeastern portion of the project site that drains runoff from a car wash facility that is adjacent to the site to the north. A concrete-lined drainage ditch runs along the northwestern edge of the project site and conveys surface runoff from the Shell gas station that is adjacent to the north side of the site. With the exception of the concrete ditch, the access road, and the small area surrounding the cell phone tower, the entirety of the project site is disced on a regular basis.

Sensitive Biological Resources

Information in this section is based on a Biological Resource Due Diligence Report prepared by WRA Environmental Consultants⁶ (Appendix A), a tree survey memo prepared by WRA Environmental Consultants⁷ (Appendix B), a reconnaissance-level biological survey conducted by ESA biologists on February 25, 2020, and a review of other relevant documentation for the project site and surrounding vicinity. For preparation of the Biological Resource Due Diligence Report, WRA conducted literature and database searches to determine potential for occurrence of special-status species on the project site. The database searches focused on the Florin, Clarksburg, Sacramento West, and Sacramento East quadrangles. The database searches were updated and reviewed in 2020 for preparation of this initial study. Database searches and other relevant documentation reviewed include:

- California Natural Diversity Database (CNDDDB) records search for the Florin, Clarksburg, Sacramento West, and Sacramento East USGS quadrangles (Appendix C);⁸
- United States Fish and Wildlife Service (USFWS) List of Threatened and Endangered Species (Appendix C);⁹
- California Native Plant Society (CNPS) online database of plant species documented on the Florin, Clarksburg, Sacramento West, and Sacramento East USGS quadrangles (Appendix C);¹⁰
- Sacramento 2035 General Plan;¹¹ and
- Sacramento 2035 General Plan Master Environmental Impact Report (EIR).¹²

Special-status species considered for this analysis are based on the CNDDDB, CNPS, and USFWS lists. A comprehensive table of regionally occurring special-status plant and wildlife species is provided in Appendix B of the Biological Resource Due Diligence Report (Appendix A). The table includes the common and scientific names for each species, regulatory status (federal, State, local, CNPS), habitat descriptions, and a discussion of the potential for occurrence within the project site. The determination for potential occurrence of special-status species included in the Biological Resource Due Diligence Report was compared with current site conditions observed during the February 25, 2020 survey and the updated species lists. Habitats present in the project site were compared to the habitat requirements of the regionally occurring special-status species and used to determine which of these species had the potential to occur within or adjacent to the project footprint. A habitat map for the project site is provided on Figure 3 of Appendix A, and the results of the CNDDDB search are included on Figures 4 and 5 of Appendix A.

⁶ WRA Environmental Consultants, 2017. Biological Resource Due Diligence Report: Klotz Ranch Court, Sacramento County, California. Prepared for The Spanos Corporation, Stockton, California. WRA Environmental Consultants, San Rafael, California. July 18, 2017.

⁷ WRA Environmental Consultants, 2018. Klotz Ranch Property: Tree Survey. Prepared for The Spanos Corporation, Stockton, California. WRA Environmental Consultants, San Rafael, California. May 2, 2018.

⁸ California Department of Fish and Wildlife (CDFW), 2020. California Natural Diversity Database (CNDDDB). Special-Status Species Occurrences on the Florin, Clarksburg, Sacramento West, and Sacramento East Quadrangles. Commercial Version dated January 3, 2020.

⁹ United States Fish and Wildlife Service (USFWS), 2020. List of Threatened and Endangered Species that may occur in your Proposed Project Location, and/or may be Affected by your Proposed Project. Information for Planning and Consultation (IPaC). Consultation Code: 08FBBDT00-2020-SLI-0073. Event Code: 08FBBDT00-2020-E-00174. Available: <https://ecos.fws.gov/ipac/>. Accessed January 24, 2020.

¹⁰ California Native Plant Society (CNPS), Rare Plant Program. 2020. Inventory of Rare and Endangered Plants (online edition, v8-03 0.39). California Native Plant Society, Sacramento, CA. Available: <http://www.rareplants.cnps.org>. Accessed March 2, 2020.

¹¹ City of Sacramento, 2015. Sacramento 2035 General Plan. Adopted March 3, 2015.

¹² City of Sacramento, 2015. Sacramento 2035 General Plan Master EIR. Certified March 3, 2015.

Special-Status Wildlife

Seven special-status wildlife species have a moderate potential to occur in the project site, including pallid bat (*Antrozous pallidus*), western red bat (*Lasiurus blossevillii*), hoary bat (*Lasiurus cinereus*), Swainson's hawk (*Buteo swainsoni*), white-tailed kite (*Elanus leucurus*), loggerhead shrike (*Lanius ludovicianus*), and Modesto song sparrow (*Melospiza melodia mailliardi*). A Swainson's hawk and white-tailed kite were observed soaring over or foraging in the project site during the July 2017 visit. No special-status wildlife species were observed in the project site during the February 2020 site visit.

Special-status bat species have potential to roost in cavities or peeling bark in the large trees within and along the perimeter of the project site. These species may use the trees as day roosts year-round or as maternity roosts during the maternity roosting season (April 1 through August 31). The open herbaceous areas in the project site provide suitable foraging habitat.

Numerous CNDDDB records of Swainson's hawk nests occur along the Sacramento River to the south and west of the project site, the closest of which is located approximately 0.4 miles from the project site. While the oak trees in and adjacent to the project site provide suitable nesting habitat for these species, no large stick nests were observed. The open ruderal habitat on the project site provides suitable foraging habitat.

White-tailed kite, loggerhead shrike, Modesto song sparrow, and other migratory birds protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGF) also have the potential to nest within and adjacent to the project site. The large oaks within and adjacent to the project site provide potential nesting habitat for white-tailed kite, loggerhead shrike, and other tree nesting birds. The disked, ruderal habitat and gravel roads in the project site provide potential habitat for ground-nesting birds. Song sparrow (Modesto population) are typically associated with woody riparian vegetation and freshwater marshes. While the project site does not contain this type of habitat, the drainage canal which occurs adjacent to the western project boundary contains emergent vegetation which may provide foraging and nesting habitat for this species.

Special-Status Plants

The project site does not provide habitat for special-status plants as a result of the regular, high level of disturbance and a lack of suitable habitat elements such as vernal pool, marsh, or riparian forest habitats or alkaline or clay substrates.¹³

Protected Trees

Six valley oak trees protected under the City of Sacramento Tree Preservation Ordinance as private protected trees occur along the fenceline bordering the western and southern edge of the project site. An additional 18 valley oak trees are rooted outside of the project site but have canopies that overhang the project site. Such overhanging trees occur along the western, southern, and eastern boundaries of the project site.

Natural Communities

Two potential special-status biological communities occur in the project site. The earthen drainage ditch located in the northeastern portion of the project site and the concrete-lined drainage ditch that runs along the northwestern edge of the site are potential wetlands or waters subject to regulation by the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act (CWA).

The earthen ditch provides drainage for runoff from the car wash facility that is located adjacent to, but outside of, the project site. The ditch is a narrow, shallow feature that, based on historic aerial imagery, was created in 2008 when the car wash facility was being constructed. It appears to have been constructed on

¹³ While a single individual of Parry's rough tarplant (*Centromadia parryi* ssp. *rudis*) was identified during the 2017 fieldwork within the project site at the edge of the gravel access road near the cell tower it has a California Rare Plant Rank 4, which is not considered rare by CDFW and CNPS under CEQA. Additionally, during the 2020 fieldwork, habitat on the gravel access road had been modified through regrading with a fresh layer of gravel.

uplands and receives most of its water from the overflows from the carwash. At the time of the July 2017 site visit, wetland plants observed in the ditch included tall cyperus (*Cyperus eragrostis*) and annual beard grass (*Polypogon monspeliensis*). During the 2019 site visit, tall cyperus was observed along with other upland species. With respect to the concrete-lined drainage ditch, this feature exits the project site through a culvert along the western parcel boundary. A formal aquatic resources delineation has not been conducted for these two features.

Regulatory Setting

Federal Endangered Species Act

Federal Endangered Species Act (FESA) prohibits the unauthorized “take” of any fish or wildlife species listed as threatened or endangered, including the destruction of habitat that could hinder species recovery. The term “take” is defined by the Endangered Species Act as to “harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct.”

California Endangered Species Act

The California Endangered Species Act (CESA) prohibits the take of plant and animal species that the California Fish and Game Commission have designated as either threatened or endangered in California. “Take” in the context of the CESA means to hunt, pursue, kill, or capture a listed species, as well as any other actions that may result in adverse impacts when a person is attempting to take individuals of a listed species. The take prohibitions also apply to candidates for listing under the CESA.

California Fish and Game Code

Under Section 3503 of the CFGC, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation under it. Section 3503.5 prohibits the take, possession, or destruction of any birds in the orders Falconiformes (hawks) or Strigiformes (owls), or of their nests and eggs. Code Sections 3511 (birds), 4700 (mammals), 5050 (reptiles and amphibians), and 5515 (fish) allow the designation of a species as fully protected. This is a greater level of protection than that afforded by the CESA. Except for take related to scientific research, all take of fully protected species is prohibited.

Migratory Bird Treaty Act

Federal law protects raptors, migratory birds, and their nests. The federal MBTA (15 USC 703-711 and 16 USC Section 7.3, Supp I 1989), 50 CFR Part 21, and 50 CFR Part 10, prohibits killing, possessing or trading in migratory birds. Executive Order 13186 (January 11, 2001) requires that any project with federal involvement address impact of federal actions on migratory birds.

City Tree Ordinance

The City of Sacramento (City) has adopted an ordinance to protect trees as a significant resource to the community (City Code Title 12, Chapter 12.56, Ordinance 2016-0026 Section 4). The City’s policy is to retain all trees when possible regardless of their size. When circumstances will not allow for retention, permits are required to remove trees that are within City jurisdiction. City trees are defined as any tree the trunk of which, when measured 4.5 feet above the ground (diameter at standard height; DSH), is partially or completely located in a City park, on real property the City owns in fee, or on a public right-of-way, including any street, road, sidewalk, park strip, mow strip, or alley. Private protected trees are defined as trees designated to have special historical value, special environmental value, or significant community benefit, and is located on private property. Private protected trees are:

- All native trees at 12-inch DSH. Native trees include: coast, interior, valley and blue oaks; California sycamore; and buckeye.
- All trees at 32 inch DSH with an existing single family or duplex dwelling.

- All trees at 24-inch DSH on undeveloped land or any other type of property such as commercial, industrial, and apartments.

Regulated work, including removal, pruning, or construction around trees that are protected by the tree ordinance, requires a tree permit and is subject to permission by the Director. The City considers several factors when making a determination for tree removal including, but not limited to, the health and structural condition of the tree, the desirability of the species, and the need for the proposed work in order to develop the property. The director may require, where appropriate, the replacement of city trees or private protected trees proposed for removal.

Standards of Significance

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

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

For the purposes of this document, “special-status” has been defined to include those species, which are:

- Listed as endangered or threatened under the federal Endangered Species Act (or formally proposed for, or candidates for, listing);
- Listed as endangered or threatened under the California Endangered Species Act (or proposed for listing);
- Plants listed as endangered or rare under the California Native Protection Act, pursuant to California Fish and Game Code (Section 1901);
- Designated as fully protected, pursuant to California Fish and Game Code (Section 3511, 4700, or 5050);
- Animal species of special concern to California Department of Fish and Wildlife (CDFW);
- Plants or animals that meet the definition of rare or endangered under the California Environmental Quality Act (CEQA).
- Plants considered by CDFW and CNPS to be “rare, threatened, or endangered in California” (California Rare Plant Ranks 1A, 1B, and 2)

Summary of Analysis under the 2035 General Plan Master EIR and Applicable General Plan Policies

Chapter 4.3 of the Master EIR evaluated the effects of the 2035 General Plan on biological resources within the City. The Master EIR identified potential impacts in terms of degradation of the quality of the environment or reduction of habitat or population below self-sustaining levels of special-status birds, through the loss of both nesting and foraging habitat.

Policies in the 2035 General Plan were identified as mitigating the effects of development that could occur under the provisions of the 2035 General Plan. Policy ER 2.1.5 calls for the City to preserve the ecological integrity of creek corridors and other riparian resources; Policy ER 2.1.10 requires the City to consider the

potential impact on sensitive plants for each project and to require pre-construction surveys when appropriate; and Policy ER 2.1.11 requires the City to coordinate its actions with those of the California Department Fish and Wildlife, U.S. Fish and Wildlife Service, and other agencies in the protection of resources.

The Master EIR discussed biological resources in Chapter 4.3. The Master EIR concluded that policies in the general plan, combined with compliance with the California Endangered Species Act, Natomas Basin HCP (when applicable) and CEQA would minimize the impacts on special-status species to a less-than-significant level (see Impact 4.3-1), and that the general plan policies, along with similar compliance with local, state and federal regulation would reduce impacts to a less-than-significant level for habitat for special-status invertebrates, birds, amphibians and reptiles, mammals and fish (Impacts 4.3-3 through 4.3-6).

Given the prevalence of rivers and streams in the incorporated area, impacts to riparian habitat is a common concern. Riparian habitats are known to exist throughout the City, especially along the Sacramento and American rivers and their tributaries. The Master EIR discussed impacts of development adjacent to riparian habitat that could disturb wildlife species that rely on these areas for shelter and food, and could also result in the degradation of these areas through the introduction of feral animals and contaminants that are typical of urban uses. The California Department of Fish and Wildlife (CDFW) regulates potential impacts on lakes, streams, and associated riparian (streamside or lakeside) vegetation through the issuance of Lake or Streambed Alteration Agreements (SAA) (per Fish and Game Code Section 1602), and provides guidance to the City as a resource agency. While there are no federal regulations that specifically mandate the protection of riparian vegetation, federal regulations set forth in Section 404 of the Clean Water Act address areas that potentially contain riparian-type vegetation, such as wetlands.

The general plan calls for the City to preserve the ecological integrity of creek corridors, canals and drainage ditches that support riparian resources (Policy ER 2.1.5) and wetlands (Policy ER 2.1.6) and requires habitat assessments and impact compensation for projects (Policy ER 2.1.10) and has adopted a standard that requires coordination with state and federal agencies if a project has the potential to affect other species of special concern or habitats (including regulatory waters and wetlands) protected by agencies or natural resource organizations (Policy 2.1.11).

Implementation of 2035 General Plan Policy ER 2.1.5 would reduce the magnitude of potential impacts by requiring a 1:1 replacement of riparian habitat lost to development. While this would help mitigate impacts on riparian habitat, large open areas of riparian habitat used by wildlife could be lost and/or degraded directly and indirectly through development under the 2035 General Plan. Given the extent of urban development designated in the general plan, the preservation and/or restoration of riparian habitat would likely occur outside of the City limits. The Master EIR concluded that the permanent loss of riparian habitat would be a less-than-significant impact. (Impact 4.3-7)

Answers to Checklist Questions

Question A

The proposed project would not create any hazards that would pose a threat to plant or animal species. The only hazardous materials that would be used for the proposed project are fuels, lubricants, paint, solvents, and other similar potentially hazardous materials. Relatively small amounts of these commonly used hazardous substances would be used on site for construction and equipment maintenance. The handling, storage, and use of hazardous materials associated with project construction would be required to comply with federal, State, and local standards and regulations. Therefore, impacts associated with hazardous materials exposure to plant and animal species would be **less than significant**, and no additional significant environmental effects would occur beyond those previously analyzed in the Master EIR.

Question B

Trees in and adjacent to the project site provide potential nesting habitat for State-threatened Swainson's hawk and State fully protected white-tailed kite. Noise associated with construction activities that occurs during the breeding season (generally between February 1 and August 31 for white-tailed kite; and between March 1 and September 15 for Swainson's hawk) could disturb nesting activities if an active nest is located

near these activities. Any disturbance that causes nest abandonment and subsequent loss of eggs or developing young at active nests located near the project site would violate California Fish and Game Code Sections 2800, 3503, and 3503.5; and the MBTA. This would be a potentially significant impact. Implementation of **Mitigation Measure BIO-1** would ensure consistency with 2035 General Plan Policy ER 2.1.10 by requiring pre-construction nesting avian and raptor surveys prior to construction activities. As a result, this impact would be reduced to a **less-than-significant** level.

Suitable Swainson's hawk foraging habitat includes open fields and pastures within an energetically efficient flight distance from active nest sites. The open ruderal habitat on the project site provides suitable foraging habitat for Swainson's hawk. The CDFW considers impacts to foraging habitat greater than five acres within ten miles of an active nest (used during one or more of the last five years).¹⁴ Mitigation recommendations are divided between active nests within one mile, between one and five miles, and between five and ten miles of suitable foraging habitat. Project development will impact greater than five acres of suitable Swainson's hawk foraging habitat. According to CNDDDB records, there are active (within the last five years) Swainson's hawk nests greater than one mile and less than five miles from the project site along the Sacramento River. Removal of Swainson's hawk foraging habitat is a potentially significant impact. Implementation of **Mitigation Measure BIO-2** would reduce impacts to Swainson's hawk foraging habitat to **less-than-significant** level by requiring the purchase of Swainson's hawk mitigation credits at a bank approved by the CDFW.

Question C

Species of special concern and other non-listed special-status species that may be affected either directly or indirectly through implementation of the proposed project are pallid bat, western red bat, hoary bat, other roosting bats regulated by California Fish and Game Code, loggerhead shrike, Modesto song sparrow, and other nesting birds regulated by the MBTA and California Fish and Game Code. Additionally, sensitive natural resources that may be affected by the project are trees protected under the City of Sacramento Tree Preservation Ordinance and two ditches potentially subject to regulation by the USACE under Section 404 of the CWA. In the event that special-status species occur on the project site, that regulated work around trees is required, or that the ditches are subject to regulation, the impact of take of those species and habitats as a result of construction of the proposed project would be potentially significant.

Bats

Trees in and adjacent to the project site provide potential maternal roosting habitat for special-status bats and bats protected by California Fish and Game Code Section 4150. Bats may be adversely affected if maternal roosting sites are physically disturbed or are exposed to a substantial increase in noise or human presence during project activities. Bat maternity colonies (April 1 to August 31) could be adversely affected if construction activities cause roost site abandonment. This would be a potentially significant impact. Implementation of **Mitigation Measure BIO-3** would minimize potential direct and indirect impacts to bat maternal roosts by requiring pre-construction surveys to identify maternity roosting in the trees within and adjacent to the project site. As a result, this impact would be reduced to a **less-than-significant** level.

Migratory Birds and Birds-of-Prey

Non-listed migratory birds and other birds-of-prey, including loggerhead shrike and Modesto song sparrow, have the potential to be impacted as a result of project construction. Migratory birds are protected under the MBTA (16 U.S.C 703-711) and all raptors, including common species not considered special-status, are protected under California Fish and Game Code (Section 3503.5). Noise and disturbance associated with construction activities that occur during the breeding season (generally between February 1 and August 31) could disturb nesting activities if an active nest is located near these activities. Any disturbance that causes nest abandonment and subsequent loss of eggs or developing young at active nests located near the Project site would violate California Fish and Game Code Sections 2800, 3503, and 3503.5; and

¹⁴ California Department of Fish and Wildlife (CDFW), 1994. Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo Swainsoni*) in the Central Valley of California. California Department of Fish and Game, Sacramento, CA. November 8, 1994.

the MBTA. This would be a potentially significant impact. Implementation of **Mitigation Measure BIO-1** would ensure consistency with 2035 General Plan Policy ER 2.1.10 by requiring pre-construction nesting avian and raptor surveys prior to construction activities to reduce impacts to less-than-significant levels. Therefore, this impact would be reduced to a **less-than-significant** level.

Natural Communities

The proposed project would not remove any trees regulated by the City tree ordinance (City Code Chapter 12.56). Other regulated work, including pruning and construction around trees that are protected by the tree ordinance, requires a tree permit and is subject to permission by the Director. Conducting regulated work around a protected tree would be a potentially significant impact. Compliance with the requirements of the City's tree ordinance would effectively offset this impact, and no additional mitigation would be required.

The two ditches on the project site may be potentially jurisdictional wetlands and other waters of the U.S. and State jurisdictional waters/wetlands. A formal aquatic resources delineation has not been conducted. The earthen drainage ditch located in the northeastern portion of the project site would be removed as part of the proposed project while the concrete-lined drainage ditch that runs along the northwestern edge of the project site would be retained. If after completion of an aquatic resources delineation and verification by the USACE, it is determined that one or both of the ditches are jurisdictional wetlands and/or other waters of the U.S. and State jurisdictional waters/wetlands, then the impact of permanently filling the ditch located in the northeastern portion of the site and potentially negatively affecting water quality within the ditch that runs along the northwestern edge of the site would be a potentially significant.

Federal and state laws and regulations, including the USACE Section 404 and Regional Water Quality Control Board 401 permitting process, would apply to project development. Section 404 of the CWA requires that a permit be obtained from the USACE prior to the discharge of dredged or fill materials into any "waters of the United States," which includes wetlands. Section 404 permits generally require mitigation to offset losses of these habitat types, in accordance with Executive Order 11990, which is intended to result in no net loss of wetland values or acres. Waters of the State are defined as any surface or subsurface water and are protected by the Porter-Cologne Act. Implementation of **Mitigation Measures BIO-4** and **BIO-5** would ensure adherence to identified State and federal laws and regulations pertaining to jurisdictional waters/wetlands and consistency with 2035 General Plan Policy ER 2.1.6 by requiring acquisition of the applicable wetland permits and ensuring "no net loss" of wetlands. Implementation of **Mitigation Measure BIO-6** would minimize potential direct and indirect impacts on avoided waters of the U.S. and State jurisdictional waters/wetlands. As a result, the impact to potential jurisdictional waters/wetlands on the project site would be reduced to a **less-than-significant** level.

Mitigation Measures

BIO-1 Conduct Preconstruction Nesting Bird Survey. If construction (including equipment staging and tree removal) will occur during the breeding season for migratory birds and raptors (between February 1 and August 31) and for Swainson's hawk (between March 1 and September 15), the applicant/developer shall retain a qualified biologist to conduct a preconstruction nesting bird and raptor survey before the onset of construction activities. The preconstruction nesting bird and raptor survey shall be conducted within 14 days prior to commencement of construction activities between February 1 and September 15 (to encompass the nesting season for all birds and raptors including Swainson's hawk). Surveys for raptors nests shall extend 500 feet from the project site. Surveys for Swainson's hawk shall extend 0.25 mile from the project site. A report shall be prepared and submitted to the City following the preconstruction survey to document the results. If no active nests are found during the pre-construction survey, no additional mitigation measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional pre-construction survey is required.

If an active nest is located on or adjacent to the construction footprint, an appropriate buffer zone shall be established around the nest, as determined by the qualified biologist, to avoid disturbance of the nest area and to avoid take. Buffer zones are typically 50-100 feet for migratory bird nests and 250-500 feet for bird of prey nests. The buffer shall be maintained

around the nest area until the end of the breeding season or until a qualified biologist determines that the young have fledged and are foraging on their own, unless the biologist determines that a reduced buffer is acceptable. The extent of these reduced buffers shall depend on the species identified, level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers.

BIO-2 Purchase Swainson's Hawk Foraging Habitat Credits. To compensate for the loss of Swainson's hawk foraging habitat, mitigation credits will be purchased from a bank approved by CDFW prior to the start of construction. For every one acre of habitat authorized for disturbance, 0.75 acre of mitigation credits will be purchased (0.75:1 ratio). Proof of purchase will be provided to the City prior to the start of construction.

BIO-3 Conduct Preconstruction Bat Survey Prior to the start of construction a qualified biologist will conduct a pre-construction roost survey. Field surveys shall be conducted early in the breeding season before any construction activities begin, when bats are establishing maternity roosts but before pregnant females give birth (April through early May). If no roosting bats are found, then no further mitigation is required.

If a bat maternity roost is found, then disturbance of the roost shall be avoided by establishing a minimum 250-foot avoidance buffer around the roost until it is no longer occupied, as determined by the qualified biologist. The avoidance buffer may be reduced if a qualified biologist monitors the construction activities and determines that the roost is not being disturbed. Reduction of the buffer depends on the species of bat, the location of the roost relative to project activities, activities during the time the roost is active, and other project-specific conditions. No work shall occur in the buffer until it is determined that the bats have left on their own, or until the end of the maternity season. Alternatively, a qualified bat biologist may exclude the roosting bats in consultation with the California Department of Fish and Wildlife, thereby allowing construction to continue after successful exclusion activities.

BIO-4 Obtain Wetland Permits. Prior to the issuance of grading permits by the City for any work in wetlands or waters within the project site, the applicant shall acquire all applicable permits. These permits may include, but would not be limited to, a CWA Section 404 permit from the USACE and a CWA Section 401 Water Quality Certification from the Central Valley Regional Water Quality Control Board.

BIO-5 No Net Loss of Wetlands. The applicant shall demonstrate that there is no net loss of wetlands and other waters of the U.S. and state protected waters/wetlands. To ensure this, mitigation shall be developed as a part of the permitting process as described above. Mitigation shall be provided prior to construction related impacts on any wetlands or waters. The exact mitigation ratio will be determined in consultation with the USACE, based on the type and value of the wetlands affected by the project, but the project shall compensate for impacted wetlands at a ratio no less than 1:1. Compensation shall take the form of wetland preservation or creation in accordance with USACE mitigation requirements, as required under project permits. Preservation and creation will occur off-site through purchasing credits at a USACE approved mitigation bank. Prior to purchase of credits at a mitigation bank and/or acquisition of mitigation land, the location of the mitigation shall be subject to the approval of USACE.

BIO-6 Wetlands Protection Measures. Prior to the start of construction, silt fencing shall be placed around the edges of avoided wetlands and other waters of the U.S and State jurisdiction waters/wetlands. Trucks and other vehicles will not be allowed to park beyond, nor shall equipment be stored beyond the fencing. No vegetation removal or ground disturbing activities will be permitted beyond the fencing. During construction, best management practices (BMPs) will be implemented to protect water quality:

- All fueling and maintenance of vehicles and other equipment and staging areas shall occur in designated areas away from any water body.

- Diesel fuel and oil shall be used, stored, and disposed of in accordance with standard protocols for handling of hazardous materials.
- All personnel involved in the use of hazardous materials shall be trained in emergency response and spill control.
- All concrete washing and spoils dumping shall occur in a designated location.
- Construction stockpiles shall be covered within 24 hours of a weather event to prevent blow-off or runoff during weather events.
- Temporarily disturbed areas shall be reseeded with an appropriate seed mix or otherwise treated to reduce erosion and/or siltation.

Findings

All additional significant environmental effects of the project relating to biological resources can be mitigated to a less-than-significant level.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
4. <u>CULTURAL RESOURCES</u>			
Would the project:			
A) Cause a substantial adverse change in the significance of a historical or archaeological resource as defined in § 15064.5?	X		
B) Directly or indirectly destroy a unique paleontological resource?	X		
C) Disturb any human remains?	X		

Summary of Analysis under the 2035 General Plan Master EIR and Applicable General Plan Policies

The Master EIR evaluated the potential effects of development under the 2035 General Plan on prehistoric and historic resources. See Chapter 4.4.

General plan policies identified as reducing such effects call for identification of resources on project sites (Policy HCR 2.1.1), implementation of applicable laws and regulations (Policy HCR 2.1.2), early consultation with owners and land developers to minimize effects (Policy HCR 2.1.10) and encouragement of adaptive reuse of historic resources (Policy HCR 2.1.14). Demolition of historic resources is deemed a last resort. (Policy HCR 2.1.15)

The Master EIR concluded that implementation of the 2035 General Plan would have a significant and unavoidable effect on historic resources and archaeological resources. (Impacts 4.4-1 and 4.4-2)

Answers to Checklist Questions

Questions A-C

Based on the results of a records search, background research, and surface survey, no archaeological resources have been identified in the project area and the project area has a low potential to uncover buried archaeological resources. However, there remains the potential that previously unrecorded archaeological resources may exist on the site and that these resources may be disturbed during ground disturbing activities. In addition, the project site has a high sensitivity for paleontological resources. For these reasons, impacts to cultural resources would be **potentially significant** and these issues will be analyzed in the EIR.

Mitigation Measures

Mitigation Measures for impacts relating to cultural resources will be discussed in the EIR.

Findings

All potentially significant environmental effects of the proposed project relating to cultural resources will be analyzed in the EIR.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
<p>5. <u>ENERGY</u></p> <p>Would the project:</p> <p>A) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation</p>			X
<p>B) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?</p>			X

Environmental Setting

The Sacramento Municipal Utility District (SMUD) provides electricity to city residents. A total of 1,745 megawatts of power is generated by SMUD, in addition to 1,192 megawatts of power that are purchased to meet demand. Power is generated through hydroelectric, thermal (natural gas), wind and solar. Although SMUD’s current resources are sufficient to supply short-term electricity demand, the District will need to develop new resources as well as increased energy efficiency to meet long-term needs.

Pacific Gas & Electric Company (PG&E) provides city residents with natural gas service. Natural gas is supplied from resources within the State as well as from Canada. Continuous improvements to gas lines throughout the Sacramento region provide sufficient service to residents. As stated in the Master EIR, PG&E has not identified any major service problems within the City.

Standards of Significance

For purposes of this Initial Study, energy impacts may be considered significant if construction and/or implementation of the proposed project would result in one or more of the following:

- The project would result in the wasteful and inefficient use of nonrenewable resources during construction of the project; or
- The project would result in the wasteful and inefficient use of nonrenewable resources during the long-term operation of the project.

Summary of Analysis under the 2035 General Plan Master EIR and Applicable General Plan Policies

Structures built would be subject to Titles 20 and 24 of the California Code of Regulations, which reduce demand for electrical energy by implementing energy-efficient standards for residential and non-residential buildings. The 2035 General Plan includes policies (see 2035 General Plan Energy Resources Goal U 6.1.1) and related policies to encourage energy-efficient technology by offering rebates and other incentives to commercial and residential developers, coordination with local utility providers and recruitment of businesses that research and promote energy conservation and efficiency.

The Master EIR discussed energy conservation and relevant general plan policies in Section 6.3 (page 6-3). The discussion concluded that with implementation of the general plan policies and energy regulation (e.g., Title 24) development allowed in the general plan would not result in the inefficient, wasteful or unnecessary consumption of energy.

Answers to Checklist Questions

Questions A and B

The proposed project would comply with Building Energy Efficiency Standards included in Title 24 of the California Code of Regulations which requires new residential and nonresidential development to incorporate energy efficiency standards into project designs. Development on the project site was anticipated under the 2035 General Plan and the proposed project would implement general plan policies and energy regulations including Title 24 requirements; thus, the proposed project would not result in any energy impacts, and no additional significant environmental effects would occur beyond those previously analyzed in the Master EIR.

Mitigation Measures

None required.

Findings

The project would have no additional project-specific environmental effects relating to energy.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
<p>6. <u>GEOLOGY AND SOILS</u></p> <p>A) Would the project allow a project to be built that will either introduce geologic or seismic hazards by allowing the construction of the project on such a site without protection against those hazards?</p>		X	

Environmental Setting

The proposed project site is located within the Sacramento Valley, and lies centrally in the Great Valley geomorphic province of California, a relatively flat alluvial plain composed of a deep sequence of sediments in a bedrock trough. The Sacramento Valley forms the northern third of the Great Valley, which fills a northwest-trending structural depression bounded on the west by the Great Valley Fault Zone and the northern Coast Range and to the east by the northern Sierra Nevada and the Foothills Fault Zone. Most of the surface of the Great Valley is covered with Holocene and Pleistocene-age alluvium, primarily composed of sediments from the Sierra Nevada and the Coast Ranges, which were carried by water and deposited on the valley floor. Siltstone, claystone, and sandstone are the primary types of sedimentary deposits. Older Tertiary Cenozoic deposits underlie the Quaternary alluvium.

Seismicity

Within the City of Sacramento and the Sacramento region, there are no known active faults. The greatest earthquake threat to the city comes from earthquakes along Northern California's major faults, which are the San Andreas, Calaveras, and Hayward faults. Ground shaking on any of these faults could cause shaking within the City to an intensity of 5 to 6 moment magnitude (Mw). Sacramento's seismic ground-shaking hazard is low, ranking among the lowest in the state. The city is in Seismic Zone 3; accordingly, any future development, rehabilitation, reuse, or possible change of use of a structure would be required to comply with all design standards applicable to Seismic Zone 3.¹⁵

Liquefaction

Liquefaction is a soil strength and stiffness loss phenomenon that typically occurs in loose, saturated cohesion-less sands as a result of strong ground shaking during earthquakes. The potential for liquefaction at a specific site is usually determined based on the results of the underlain soil composition and groundwater conditions beneath the site. Some areas in the City of Sacramento are susceptible to liquefaction events, including the Central City, Pocket, and North and South Natomas Community Plan areas. The proposed project site is not located within a State Designated Seismic Hazard Zone for liquefaction.¹⁶

Project Area Geology

According to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey, project site consists of two soil types: Egbert clay and Galt-Urban land complex.¹⁷ No unique geologic or physical features are located on or adjacent to the project site.

¹⁵ City of Sacramento, 2015. City of Sacramento 2035 General Plan Master Environmental Impact Report. p. 4.5-1.

¹⁶ California Department of Conservation, 2020. Seismic Hazard Zones. Available: <https://maps.conservation.ca.gov/cgs/informationwarehouse/regulatorymaps/>. Accessed January 17, 2020.

¹⁷ U.S. Department of Agriculture, 2015. Natural Resources Conservation Service. Custom Soils Report for Sacramento County, California: Klotz Ranch Apartments Project. Created from <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Accessed January 17, 2020.

Standards of Significance

For the purposes of this Initial Study, an impact is considered significant if it allows a project to be built that will either introduce geologic or seismic hazards by allowing the construction of the project on such a site without protection against those hazards.

Summary of Analysis under the 2035 General Plan Master EIR and Applicable General Plan Policies

Chapter 4.5 of the Master EIR evaluated the potential effects related to seismic hazards, underlying soil characteristics, slope stability, erosion, existing mineral resources and paleontological resources in the City. Implementation of identified policies in the 2035 General Plan reduced all effects to a less-than-significant level. Policy EC 1.1.1 requires regular review of the City's seismic and geologic safety standards, and Policy EC 1.1.2 requires geotechnical investigations for project sites to identify and respond to geologic hazards, when present.

Answers to Checklist Questions

Question A

The City of Sacramento's topography is relatively flat, the City is not located within an Alquist-Priolo Earthquake Fault Zone, and the City is not located in the immediate vicinity of an active fault. However, the 2035 General Plan indicates that ground shaking would occur periodically in Sacramento as a result of distant earthquakes. The 2035 General Plan further states that the earthquake resistance of any building is dependent on an interaction of seismic frequency, intensity, and duration with the structure's height, condition, and construction materials. Although the project site is not located near any active or potentially active faults, strong ground shaking could occur at the project site during a major earthquake on any of the major regional faults.

The State of California provides minimum standards for building design through the California Building Standards Code (CBSC) (Title 24 of the California Code of Regulations). The CBSC is based on the federal Uniform Building Code (UBC) but is more detailed and stringent than the federal UBC. Specific minimum seismic safety requirements are set forth in Chapter 23 of the CBSC. The state earth protection law (California Health and Safety Code Section 19100 et seq.) requires that buildings be designed to resist stresses produced by lateral forces caused by earthquakes. Earthquake resistant design and materials are required to meet or exceed the current seismic engineering standards of the CBSC Seismic Risk Zone 3 improvements. The proposed project would be required to comply with CBSC requirements and the City's 2035 General Plan and Master EIR, which require project applicants to prepare site-specific geotechnical evaluations and conformance with Title 24 of the California Code of Regulations. The proposed structures would be constructed in accordance with these requirements.

Surface Rupture, Seismically-Induced Groundshaking, and Liquefaction

According to the California Geological Survey and the USGS, an active fault is not mapped across the project site, nor is the project site located within an Alquist-Priolo Earthquake Special Study Zone. As a result, surface rupture would not be a substantial hazard on the project site.

The nearest fault to the project site, the Dunnigan Hills Fault, is located approximately 30 miles to the northwest. **Table 5-1** describes the proximity of the project site to local active and potentially active faults. The intensity of ground shaking caused by an earthquake at the Dunnigan Hills Fault is not expected to cause substantial damage to the project site, according to the *Probabilistic Seismic Hazard Assessment for the State of California*.

**TABLE 5-1.
LOCAL ACTIVE AND POTENTIALLY ACTIVE FAULTS**

Activity	Fault Name	Distance, Direction¹
Historic	Green Valley Fault	45 mi W-SW
Historic	Rodgers Creek Fault	61 mi W-SW
Active	Dunnigan Hills	30 mi W-NW
Active	West Napa Fault	51 mi W-SW
Active	Concord Fault	55 mi SW
Potentially Active	Midland Fault	24 mi SW
Potentially Active	Bear Mountains Fault Zone – West	23 mi E
Potentially Active	Bear Mountains Fault Zone – East	28 mi E
Potentially Active	Maidu Fault	26 mi E
Potentially Active	Melones – West	33 mi E
Potentially Active	Melones – East	36 mi E

NOTE:

1. California Geological Survey (CGS), 2020. Fault Activity Map of California (2010). Available: <http://maps.conservation.ca.gov/cgs/fam/>. Accessed January 17, 2020.

SOURCE: California Geologic Survey, 2020

Portions of the city, including the project site, are underlain by artificial fill and alluvial deposits that, in their present states, could become unstable during seismic ground motion. To reduce the primary and secondary risks associated with seismically-induced groundshaking, it is necessary to take the location and type of subsurface materials into consideration when designing foundations and structures. In Sacramento, commercial, institutional, and large residential buildings and all associated infrastructure are required to reduce the exposure to potentially damaging seismic vibrations through seismic resistant design, in conformance with Chapter 16, Structural Design Requirements of the CBSC. Further, adherence to the site-specific soil and foundation seismic design requirements in Chapters 16 and 18 of the CBSC and the grading requirements in Chapters 18 of the CBSC, as required by City and state law, ensures the maximum practicable protection available from soil failures under static or dynamic conditions for structures and their associated infrastructure, trenches, temporary slopes, and foundations.

Based on an existing regulatory framework that addresses earthquake safety issues and requires adherence to the requirements of the CBSC and design standards, seismically-induced groundshaking and liquefaction would not be a substantial hazard in the project site. In view of the above, the proposed project would have a **less-than-significant impact** regarding exposure of people or structures to seismic hazards, such as surface rupture, groundshaking, and liquefaction, and no additional significant environmental effects would occur beyond those previously analyzed in the Master EIR.

Erosion

Construction activities would involve excavating, filling, moving, grading, and temporarily stockpiling soils onsite, which would expose site soils to erosion from wind and surface water runoff. The City has adopted standard measures to control erosion and sediment during construction and all projects in the City are required to comply with the City’s Standard Construction Specifications for Erosion and Sediment Control. The proposed project would comply with the City’s standards set forth in the “Administrative and Technical Procedures Manual for Grading and Erosion and Sediment Control.” The project would also comply with the City’s grading ordinance, which specifies construction standards to minimize erosion and runoff.¹⁸

Because the proposed project would be required to comply with federal, state, and local construction standards, it would not expose people or structures to the risk of loss, injury, or death due to geologic or

¹⁸ City of Sacramento, City Code Chapter 15.88.

seismic hazards. However, per City requirements (2035 Master EIR Policy EC 1.1.2), a geotechnical investigation of the site is required. Since the geotechnical investigation has not been completed to verify onsite geologic conditions, the impact with respect to geology and soils is potentially significant. Implementation of **Mitigation Measure GEO-1** described below would reduce the impact to **less than significant**.

Mitigation Measures

GEO-1 **Geotechnical Investigation**. Prior to issuance of a building permit, the project applicant shall conduct a geotechnical investigation of the project site to determine the potential for ground rupture, earth shaking, and liquefaction due to seismic events, as well as expansive soils problems. As required by the City, recommendations identified in the geotechnical report for the proposed development shall be implemented.

Findings

All additional significant environmental effects of the project relating to geology, soils, and seismicity can be mitigated to a less-than-significant level.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
7. <u>Greenhouse Gas Emissions</u> Would the project: A) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X		
B) Conflict with an applicable plan, policy, or regulation adopted for the purpose or reducing the emissions of greenhouse gases?	X		

Summary of Analysis under the 2035 General Plan Master EIR and Applicable General Plan Policies

The Master EIR found that greenhouse gas (GHG) emissions that would be generated by development consistent with the 2035 General Plan would contribute to climate change on a cumulative basis. Policies of the General Plan identified in the Master EIR that would reduce construction related GHG emissions include: ER 6.1.2, ER 6.1.11 requiring coordination with SMAQMD to ensure feasible mitigation measures are incorporated to reduce GHG emissions, and ER 6.1.15. The 2035 General Plan incorporates the GHG reduction strategy of the 2012 Climate Action Plan (CAP), which demonstrates compliance mechanism for achieving the City’s adopted GHG reduction target of 15 percent below 2005 emissions by 2020. Policy ER 6.1.8 commits the City to assess and monitor performance of GHG emission reduction efforts beyond 2020, and progress toward meeting long-term GHG emission reduction goals, ER 6.1.9 also commits the City to evaluate the feasibility and effectiveness of new GHG emissions reduction measures in view of the City’s longer-term GHG emission reductions goal.

The Master EIR identified numerous policies included in the 2035 General Plan that addressed GHG and climate change. See Draft Master EIR, Chapter 4.14, and pages 4.14-1 et seq. The Master EIR is available for review at the offices of Development Services Department, 300 Richards Boulevard, 3rd Floor, Sacramento, CA during normal business hours, and is also available online at <http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>

Answers to Checklist Questions

Questions A and B

The proposed project would generate GHG emissions during construction and operation. These emissions may have a significant impact on the environment, either directly or indirectly, and/or conflict with an applicable plan, policy, or regulation adopted for the purpose or reducing GHG emissions. For these reasons, impacts related to GHG emissions would be **potentially significant** and these issues will be analyzed in the EIR.

Mitigation Measures

Mitigation Measures for impacts relating to GHG emissions will be discussed in the EIR.

Findings

The proposed project would have potentially significant environmental effects relating to GHG emissions that will be analyzed in the EIR.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
8. HAZARDS Would the project: A) Expose people (e.g., residents, pedestrians, construction workers) to existing contaminated soil during construction activities?		X	
B) Expose people (e.g., residents, pedestrians, construction workers) to asbestos-containing materials or other hazardous materials?			X
C) Expose people (e.g., residents, pedestrians, construction workers) to existing contaminated groundwater during dewatering activities?			X

Environmental Setting

The project site is presently vacant. Information relating to hazardous materials on the project site was collected by conducting a review of the California Environmental Protection Agency’s (Cal EPA) Cortese List Data Resources (Cortese List).¹⁹ The Cortese list includes the following data resources that provide information regarding the facilities or sites identified as meeting the Cortese list requirements: the list of Hazardous Waste and Substances sites from the California Department of Toxic Substances Control (DTSC) EnviroStor database; the list of Leaking Underground Storage Tank (LUST) sites from GeoTracker database; the list of solid waste disposal sites identified by Water Board; the list of active Cease and Desist Orders and Cleanup and Abatement Orders from Water Board; and the list of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code identified by DTSC. The Cortese List is a reporting document used by the state, local agencies, and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites. The Cortese List is updated at least annually, in compliance with California regulations (California Code Section 65964.6(a)(4)). The Cortese List includes federal superfund sites, state response sites, non-operating hazardous waste sites, voluntary cleanup sites, and school cleanup sites.

Based on a review of the Cortese List conducted in January 22, 2020, neither the project site or any other site within approximately 0.5 miles of the project site is on the list.

Standards of Significance

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

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

¹⁹ California Department of Toxic Substances Control, 2020. Envirostor Database. California Department of Toxic Substances Control. DTSC’s Hazardous Waste and Substances Site List – Site Cleanup (Cortese List). Available: <https://www.envirostor.dtsc.ca.gov/public/>. Accessed January 22, 2020.

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

Summary of Analysis under the 2035 General Plan Master EIR and Applicable General Plan Policies

The Master EIR evaluated effects of development on hazardous materials, emergency response and aircraft crash hazards. See Chapter 4.6. Implementation of the General Plan may result in the exposure of people to hazards and hazardous materials during construction activities, and exposure of people to hazards and hazardous materials during the life of the general plan. Impacts identified related to construction activities and operations were found to be less than significant. Policies included in the 2035 general Plan, including PHS 3.1.1 (investigation of sites for contamination) and PHS 3.1.2 (preparation of hazardous materials actions plans when appropriate) were effective in reducing the identified impacts.

Answers to Checklist Questions

Question A

As discussed in the Setting, there are no active hazardous materials sites within the project site. Therefore, excavation and earth moving activities during construction are not anticipated to expose construction workers and/or the general public to unusual or excessive risks related to contaminated soils. However, the absence of chemicals of concern cannot on the project site be entirely discounted without further study. As a result, it is still possible that construction workers and/or the general public could be exposed to unusual or excessive risks related to contaminated soils, and this impact is considered potential significant. Implementation of **Mitigation Measure HAZ-1**, which would ensure that any unidentified contaminated soils are contained and disposed of properly, would reduce this impact to a **less-than-significant** level.

Question B

As discussed in the Setting, the project site is presently vacant. Therefore, no renovation or demolition would occur. In addition, according to the Cortese list, no known hazardous materials sites are located within the project site. As such, the project site is free of asbestos-containing construction materials.

Construction activities on the project site would involve the transport and use of fuels, lubricants, paint, solvents, and other potentially hazardous materials to the project site during construction. Relatively small amounts of these commonly used hazardous substances would be used on site for construction and equipment maintenance. An array of federal, state, and local laws regulate the transport, management, storage, and use of hazardous materials. These laws are enforced by various City, County, and State departments. Consequently, use of these materials during project construction, for their intended purpose, in compliance with federal, state, and local laws, would not pose a significant risk to the public or environment.

During project operations, the transport, storage, use, and/or disposal of hazardous materials would be limited to common hazardous materials, typical of residential uses (e.g., cleaning agents, paints and thinners, fuels, insecticides, herbicides, etc.). Although limited quantities of hazardous materials can be found in most apartment buildings, the use of such substances would not occur in quantities that would present a significant hazard to the environment or the public. Therefore, construction and operation of the project, in compliance with existing regulations, would not expose people (e.g., pedestrians, construction workers) to asbestos-containing materials or other hazardous materials. This impact is considered to be **less than significant**, and no additional significant environmental effects would occur beyond those previously analyzed in the Master EIR.

Question C

The proposed project would not be expected to require any on-site dewatering activities. The proposed project would include grading and construction activities in an approximately 12.7-acre area. Grading and excavation depths typically range from 0 to 36 inches for site grading and up to eight feet for utility trenches. Groundwater would not be anticipated to be encountered at the aforementioned depths. Thus, the proposed

project would have a less-than-significant impact related to exposing construction workers and pedestrians to contaminated groundwater. This impact is considered to be **less than significant**, and no additional significant environmental effects would occur beyond those previously analyzed in the Master EIR.

Mitigation Measures

HAZ-1 **Unidentified Contamination.** If unidentified or suspected contaminated soil or groundwater evidenced by stained soil, noxious odors, or other factors, is encountered during site preparation or construction activities work shall stop in the area of potential contamination, and the type and extent of contamination shall be identified by a qualified professional. The qualified professional shall prepare a report that includes, but is not limited to, activities performed for the assessment, summary of anticipated contaminants and contaminant concentrations, and recommendations for appropriate handling and disposal. Site preparation or construction activities shall not recommence within the contaminated areas until remediation is complete and a “no further action” letter is obtained from the appropriate regulatory agency.

Findings

All additional significant environmental effects of the proposed project relating to hazards would be mitigated to a less-than-significant level.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
<p>9. <u>HYDROLOGY AND WATER QUALITY</u></p> <p>Would the project:</p> <p>A) Substantially degrade water quality and violate any water quality objectives set by the State Water Resources Control Board, due to increases in sediments and other contaminants generated by construction and/or development of the project?</p>			X
<p>B) Substantially increase the exposure of people and/or property to the risk of injury and damage in the event of a 100-year flood?</p>			X

Environmental Setting

Hydrology

The project site is presently vacant. The entire project site is comprised of pervious surfaces and does not drain to the adjacent storm water system to the north along Pocket Road.

The City of Sacramento is located at the confluence of the Sacramento and American Rivers in the Sacramento River Basin. The Sacramento River Basin encompasses about 27,000 square miles and is bound by the Sierra Nevada to the east, the Coast Ranges to the west, the Cascade Range and Trinity Mountains to the north, and the Sacramento–San Joaquin Delta to the southeast. The Sacramento River Basin is the largest river basin in California, capturing, on average, approximately 22 million acre-feet of annual precipitation.²⁰

The City is located in the Sacramento Valley Groundwater Basin, within the larger South American Subbasin.²¹ The subbasin is bounded to the north by the American River, the east by the Sierra Nevada, the west by the Sacramento River, and the south by the Cosumnes and Mokelumne Rivers. Groundwater levels in the basin have fluctuated since the 1960s with levels recovering during the 1995 to 2000 time period.²² According to the Groundwater Information Center Interactive Map Application, groundwater levels in the project area are approximately 20 feet from ground surface.²³

Flood Protection

The Federal Emergency Management Agency (FEMA)²⁴ is responsible for delineating areas that are expected to be subject to flooding during a 100-year flood event. A 100-year flood event is defined as the area that is expected to be inundated by flood flows during a rainfall event that would have an annual

²⁰ City of Sacramento, 2015: City of Sacramento 2035 General Plan Master Environmental Impact Report.
²¹ California Department of Water Resources (DWR), 2004. California’s Groundwater Bulletin, Sacramento Valley Groundwater Basin. February, 2004.
²² California Department of Water Resources (DWR), 2004. California’s Groundwater Bulletin, Sacramento Valley Groundwater Basin. February, 2004.
²³ DWR, 2016. Groundwater Information Center Interactive Map Application. Available: <https://gis.water.ca.gov/app/gicima/>. Accessed January 22, 2020.
²⁴ Federal Emergency Management Agency, 2020. Flood Insurance Rate Map Number 06067C0285H. Available: <https://msc.fema.gov/portal>. Accessed January 22, 2020.

probability of occurrence of one percent. FEMA creates and maintains Flood Insurance Rate Maps (FIRMs) which identify areas located within a 100-year floodplain boundary area. Based on FEMA flood mapping, the project site is within Zone X. Zone X limits the base flood and the 0.2-percent annual-chance (of 500 year) flood. FEMA does not have building regulations for development in areas designated Zone X and would not require mandatory flood insurance for structures in Zone X.

Storm Water Infrastructure

Local storm water drainage in and surrounding the project area is collected by City storm drain systems, and pumped or gravity flown into nearby drainages, creeks, and rivers. The project site is located in Basin G256, which encompasses all of the project site and the existing commercial use along Pocket Road to the north.²⁵ A drainage canal is located along the western boundary of the project site.

Regulatory Setting

Stormwater Quality Improvement Plan

Water quality in the City of Sacramento is regulated by the City of Sacramento Stormwater Quality Improvement Program (SQIP) The SQIP²⁶ is a comprehensive program comprised of various program elements and activities designed to reduce stormwater pollution to Maximum Extent Practicable (MEP) and eliminate prohibited non-stormwater discharges through a National Pollutant Discharge Elimination System (NPDES) municipal stormwater discharge permit. The Stormwater Quality Improvement Program is a partner in the larger Sacramento Stormwater Quality Partnership that covers the Sacramento County area including the Cities of Citrus Heights, Elk Grove, Folsom, Galt, and Rancho Cordova.

Sacramento City Code

Sacramento City Code Section 13.08.145 addresses mitigation of drainage impacts; design and procedures manual for water, sanitary sewer, storm drainage, and water quality facilities. The code requires that when a property contributes drainage to the storm drain system or combined sewer system, all storm water and surface runoff drainage impacts resulting from the improvement or development must be fully mitigated to ensure that the improvement or development does not affect the function of the storm drain system or combined sewer system, and that there is no increase in flooding or in water surface elevation that adversely affects individuals, streets, structures, infrastructure, or property.

Standards of Significance

For purposes of this Initial Study, impacts to hydrology and water quality may be considered significant if the proposed project would:

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

²⁵ City of Sacramento Department of Utilities, 2020. City of Sacramento Drainage Basins Map. Available: https://www.cityofsacramento.org/-/media/Corporate/Files/DOU/Specs-Drawings/DRAINAGE_BASINS_11-2015.pdf?la=en. Accessed February 20, 2020.

²⁶ City of Sacramento Department of Utilities, 2007. Stormwater Quality Improvement Program. Available: <https://www.cityofsacramento.org/utilities/drainage/stormwater>. Accessed January 22, 2020.

Summary of Analysis under the 2035 General Plan Master EIR and Applicable General Plan Policies

Chapter 4.7 of the Master EIR evaluates the potential effects of the 2035 General Plan as they relate to surface water, groundwater, flooding, storm water and water quality. Potential effects include water quality degradation due to construction activities (Impacts 4.7-1, 4.7-2), and exposure of people to flood risks (Impacts 4.7-3). Policies included in the 2035 General Plan, including a directive for regional cooperation (Policies ER 1.1.2, EC 2.1.1), comprehensive flood management (Policy EC 2.1.23), and construction of adequate drainage facilities with new development (Policy ER 1.1.1 to ER 1.1.10) were identified in the Master EIR as being able to reduce all impacts to a less-than-significant level.

Answers to Checklist Questions

Question A

Construction

Storm water runoff in the project area flows to the City's separate storm drain system. Construction activities associated with the proposed project would create the potential to degrade water quality from increased sedimentation and increased discharge (increased flow and volume of runoff) associated with storm water runoff. Disturbance of site soils would increase the potential for erosion from storm water. The State Water Resources Control Board (SWRCB) adopted a statewide general NPDES permit for storm water discharges associated with construction activity. Dischargers whose projects disturb one or more acres of soil are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.

The City's SQIP contains a Construction Element that guides in implementation of the NPDES Permit for Storm Water Discharges Associated with Construction Activity. This General Construction Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list BMPs the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP. Compliance with City requirements to protect storm water inlets would require the developer to implement BMPs such as the use of straw bales, sandbags, gravel traps, and filters; erosion control measures such as vegetation and physical stabilization; and sediment control measure such as fences, dams, barriers, berms, traps, and basins. City staff also inspects and enforces the erosion, sediment and pollution control requirements in accordance with City codes (Grading, Erosion and Sediment Control ordinance).

Conformance with City regulations and permit requirements along with implementation of BMPs would ensure that construction activities associated with the proposed project would result in a **less-than-significant** impact related to water quality, and there would be no additional significant environmental effects beyond those previously analyzed in the Master EIR.

Operation

After construction, the project would be required to use source control, runoff reduction, and treatment control measures set forth in the Storm Water Quality Design Manual for the Sacramento Region. These include storm water treatment measures, such as swales, filter strips, media filters and infiltration, and spill prevention and cleanup measures. Furthermore, the Storm Water Management and Discharge Control Code include requirements for reducing storm water pollutants. The proposed project includes several storm water treatment measures, including, but are not limited to, the planting of new trees, the provision of a disconnected roof system, vegetated swales, and placement of amended soils, which would comply

with the City's SQIP and Storm Water Quality Design Manual. Therefore, the proposed project would result in a **less-than-significant** impact related to water quality during operation, and no additional significant environmental effects would occur beyond those previously analyzed in the Master EIR.

Question B

The project site is located within Zone X as mapped by FEMA. Accordingly, the project site is outside the area having a 0.2 percent chance of a flood. Based on these designations, the project site is not subject to flooding from the 100 or 500-year storm events. Because the project site is located outside the FEMA 100-year floodplain, the proposed project would not place people and/or property within a 100-year flood hazard, expose people to significant risk, or impede flood flows. This impact is **less-than-significant**, and no additional significant environmental effects would occur beyond those previously analyzed in the Master EIR.

Mitigation Measures

None required.

Findings

The project would have no additional project-specific environmental effects relating to hydrology and water quality.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
10. NOISE Would the project: A) Result in exterior noise levels in the project area that are above the upper value of the normally acceptable category for various land uses due to the project's noise level increases?	X		
B) Result in residential interior noise levels of 45 dBA L _{dn} or greater caused by noise level increases due to the project?	X		
C) Result in construction noise levels that exceed the standards in the City of Sacramento general plan or Noise Ordinance?	X		
D) Permit existing and/or planned residential and commercial areas to be exposed to vibration-peak-particle velocities greater than 0.5 inches per second due to project construction?	X		
E) Permit adjacent residential and commercial areas to be exposed to vibration peak particle velocities greater than 0.5 inches per second due to highway traffic and rail operations?	X		
F) Permit historic buildings and archaeological sites to be exposed to vibration-peak-particle velocities greater than 0.2 inches per second due to project construction and highway traffic?			X

Summary of Analysis under the 2035 General Plan Master EIR and Applicable General Plan Policies

The Master EIR evaluated the potential for development under the 2035 General Plan to increase noise levels in the community (see Master EIR Chapter 4.8). New noise sources include vehicular traffic, aircraft, railways, light rail and stationary sources. The general plan policies establish exterior (General Plan Policies EC 3.1.1 and 3.1.2) and interior (General Plan Policies EC 3.1.3 and 3.1.4) noise standards. A variety of policies provide standards for the types of development envisioned in the General Plan. See General Plan Policy EC 3.1.8, which requires new mixed-use, commercial and industrial development to mitigate the effects of noise from operations on adjoining sensitive land use. Notwithstanding application of the General Plan policies, noise impacts for exterior noise levels (Impact 4.8-1), interior noise levels (Impact 4.8-2), and vibration impacts (Impact 4.8-4) were found to be significant and unavoidable.

Answers to Checklist Questions

Questions A through E

The proposed project would include the construction and operation of a six-building, four-story apartment complex consisting of 266 units. Project construction would result in noise and vibration. Residents and visitors to the project site would also increase the amount of vehicle trips to and from the project site, during project operations. For these reasons, impacts related to noise would be **potentially significant** and these issues will be analyzed in the EIR.

Question F

The commercial buildings located to the north of the project site were recently within the last 15-20 years, and thus are not considered historic; no archaeological sites are located within or adjacent to the project site.²⁷ Therefore, the proposed project is not anticipated to expose historic buildings and archaeological sites to vibration during construction and highway traffic, and there would be **no impact**.

Mitigation Measures

Mitigation Measures for impacts relating to noise and vibration will be discussed in the EIR.

Findings

All potentially significant environmental effects of the proposed project relating to noise will be analyzed in the EIR.

²⁷ Alshuth, Taylor, and Tom Origer, 2017. *Historical Resources Study for the Klotz Ranch Court Apartments Project, Sacramento, Sacramento County, California*. Prepared by Tom Origer & Associates.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
<p>11. <u>PUBLIC SERVICES</u></p> <p>A) Would the project result in the need for new or altered services related to fire protection, police protection, school facilities, or other governmental services beyond what was anticipated in the 2035 General Plan?</p>			X

Environmental Setting

The Sacramento City Police Department (SPD) provides police protection services to the project site. The project area is serviced by South Command, which operated out of the Joseph E. Rooney Police Facility, located at 5303 Franklin Boulevard, approximately 3.7 miles northeast of the project site. In addition to the SPD, the Sacramento County Sheriff's Department, California Highway Patrol (CHP), and the Regional Transit Police Department aid the SPD in providing protection to the project area.

The Sacramento Fire Department (SFD) provides fire protection and emergency medical services to the project area. First-response service is provided by Station 11, located at 785 Florin Road, approximately 1.7 miles northwest of the project site.²⁸

City of Sacramento Unified School District provides school services to the project area. The District serves approximately 42,800 students and operated 40 elementary schools, 5 K-8 schools, 9 middle schools, 5 high schools, 2 adult schools, and 4 children centers, plus 1 administrative site. Elementary, middle, and high school students are assigned to a designated neighborhood school based on where the student lives, as long as the school offers the services required by the student. Each neighborhood school has a defined geographic boundary and is intended to serve the students who live within that boundary. The project site is located within the boundaries of Pony Express Elementary School, Sam Brannan Middle School, and John F. Kennedy High School.²⁹

Standards of Significance

For the purposes of this Initial Study, an impact would be considered significant if the project resulted in the need for new or altered services related to fire protection, police protection, school facilities, or other governmental services beyond what was anticipated in the 2035 General Plan.

Summary of Analysis under the 2035 General Plan Master EIR and Applicable General Plan Policies

The Master EIR evaluated the potential effects of the 2035 General Plan on various public services. These include police, fire protection, schools, libraries and emergency services (Chapter 4.10).

The general plan provides that adequate staffing levels for police and fire are important for the long-term health, safety and well-being of the community (Goal PHS 1.1, PHS 2.1). The Master EIR concluded that effects of development that could occur under the general plan would be less than significant.

²⁸ City of Sacramento Fire Department, 2020. Map of Engine Company First-In Districts and Response Zones – BARB Configuration. Available: <https://www.cityofsacramento.org/-/media/Corporate/Files/Fire/Maps/Engine-Districts-20120423.pdf?la=en>. Accessed January 22, 2020.

²⁹ Sacramento City Unified School District, 2020. SCUSF School Locator Interactive Map. Available: <https://www.google.com/maps/d/u/0/viewer?mid=106OuWPg2xl-E7nrd2rmvbU0OUGI&ll=38.54453899075784%2C-121.45743026473997&z=13>. Accessed January 22, 2020.

General plan policies that call for the City to consider impacts of new development on schools (see, for example, Policy ERC 1.1.2 setting forth locational criteria, and Policy ERC 1.1.4 that encourages joint-use development of facilities) reduce impacts on schools to a less-than-significant level (Impacts 4.10-3 and 4.10-4) Impacts on library facilities were considered less than significant (Impact 4.10-5).

Answers to Checklist Questions

Question A

Fire Protection

The proposed project would create an increased demand for fire protection services in the project area, and the SFD would provide fire protection and emergency medical services to the proposed project. Five fire stations are located in close proximity to the project site, and the proposed project would primarily be served by SFD Station 11, located approximately 1.7 miles northwest of the site.

According to the 2035 General Plan Master EIR, the SFD requires a ratio of one fire station for every 1.5-mile service radius, per every 16,000-population, and where a company experiences call volumes exceeding 3,500 in a year. For purposes of the Master EIR analysis, a 1 station per 16,000 city residents threshold was used to determine whether the additional growth anticipated to occur under full buildout of the General Plan, including the proposed project, would require additional fire stations that could result in additional environmental impacts that were not evaluated in the Master EIR.³⁰ The proposed project is consistent with the land use designation in the 2035 General Plan, and although it introduces new residential space, impacts to fire service from the proposed project are accounted for under the 2035 General Plan. The proposed project would also incorporate fire protection features as required in the City Code, including alarm systems, fire extinguisher systems, and exit illumination. Therefore, the proposed project would comply with the requirements of the City Code and General Plan policies regarding adequate fire protection services.

For the reasons stated above, the proposed project would not result in the need for new fire protection facilities, and impacts related to fire protection would be **less than significant**. No additional significant environmental effects would occur beyond those previously analyzed in the Master EIR.

Police Protection

The proposed project would create an increased demand for police protection services to the project area. The project area, including the project site, is currently served by South Command, located at 5303 Franklin Boulevard, approximately 3.7 miles northeast of the project site. Although the proposed project would increase the service population for the SPD in the project area, the SPD does not have an adopted officer-to-resident ratio. The SPD uses a variety of data that includes GIS-based data, call and crime frequency information, and available personnel to rebalance the deployment of resources on an annual basis to meet the changing demands of the City. However, the project applicant would be required to pay fair share fees for the provision of public services as a result of project implementation. Additionally, the location of the project would be consistent with established service areas in the Sacramento 2035 General Plan and SPD Annual Report.³¹

As the proposed project would not result in the need for new police protection facilities, impacts related to police protection would be **less than significant**, and no additional significant environmental effects would occur beyond those previously analyzed in the Master EIR.

³⁰ City of Sacramento, 2014. City of Sacramento 2035 General Plan Master Environmental Impact Report. p. 4.10-5.

³¹ Sacramento Police Department, 2016. Sacramento Police Department 2016 Annual Report. Available: <http://www.cityofsacramento.org/Police/About-SPD/Annual-Report>. Accessed January 22, 2020.

Schools

The proposed project includes 266 multi-family residential units, resulting in a permanent increase in population to the area. According to the Sacramento Unified School District Developer Fee Justification Report, a new multi-family unit (“apartments” and “condos”) will generate an average of 0.26 K-12 students.³² Student generation varies based on grade level with 0.19 students generated in grades K-6, 0.03 students generated in grades 7-8, and 0.04 students generated in grades 9-12 per multi-family dwelling unit.³³ Based on this generation rate, the proposed project is expected to generate 70 K-12 students (51 K-6 students, eight 7-8 students, and 11 9-12 students).

The General Plan includes measures to accommodate growth and increased service demands. Policies ERC 1.1.1 and ERC 1.1.2 encourages the City to work with school districts to ensure that schools are provided to serve all existing and future residents, are constructed in safe locations in the neighborhoods that they serve, and are connected to surrounding uses by walkways, bicycle paths, and greenways. Policy ERC 1.1.3 suggests that schools be developed with joint uses to integrate recreational, cultural, and non-school related activities.

Implementation of Sacramento 2035 General Plan Policies ERC 1.1.1 through ERC 1.1.3 would ensure that adequate school facilities are provided to serve the anticipated student growth in the city. Those policies, coupled with the payment of fees by developers under SB 50, would serve as complete CEQA mitigation to satisfy the impact of development on school facilities. Therefore, the impact to school facilities would be **less than significant**, and no additional significant environmental effects would occur beyond those previously analyzed in the Master EIR.

Mitigation Measures

None required.

Findings

The project would have no additional project-specific environmental effects relating to public services.

³² Sacramento City Unified School District, 2012. Developer Fee Justification Report. Available: www.scusd.edu/sites/main/files/file-attachments/scusd_level_1_11_042612.pdf. Accessed January 22, 2020. p. 2.

³³ Sacramento City Unified School District, 2012. Developer Fee Justification Report. Available: www.scusd.edu/sites/main/files/file-attachments/scusd_level_1_11_042612.pdf. Accessed January 22, 2020. p. 7.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
12. RECREATION Would the project: A) Cause or accelerate substantial physical deterioration of existing area parks or recreational facilities?			X
B) Create a need for construction or expansion of recreational facilities beyond what was anticipated in the 2035 General Plan?			X

Environmental Setting

The City of Sacramento Department of Youth, Parks & Community Enrichment (YPCE) maintains parks and recreational facilities within the City of Sacramento. The YPCE Department classifies parks according to three distinct types: (1) neighborhood parks; (2) community parks; and, (3) regional parks. Neighborhood parks are typically less than ten acres in size and are intended to be used primarily by residents within a half-mile radius. Neighborhood parks contribute to a sense of community by providing gathering places for recreation, entertainment, sports, or quiet relaxation. Community Parks are generally 10 to 60 acres and serve an area within approximately two to three miles, encompassing several neighborhoods and meeting the requirements of a large portion of the City. Regional parks are larger in size and serve the entire City, as well as population from around the region. Regional parks are developed with a wide range of improvements not usually found in local neighborhood and community parks.³⁴ The City of Sacramento currently has a park inventory of 235 facilities with a total area of 3,431 acres. Of these, 1,607 acres are neighborhood and community parks and the remaining are City regional parks and parkways.

The closest parks to the proposed project site are Richard Marriot Park, located approximately 800 feet west of the project site on the west side of I-5, at the corner of El Douro Drive and Grand River Drive; Edwin L. Z'Berg Park, located 0.4-mile north of the project site, at the corner of Alma Vista Way and Branwood Way; and Bill Conlin Youth Sports Complex, located 0.4-mile southeast of the project site, between Freeport Boulevard and I-5. In general, neighborhood parks are located near the residential neighborhoods that they serve.

Standards of Significance

For purposes of this Initial Study, impacts to recreational resources are considered significant if the proposed project would do either of the following:

- cause or accelerate substantial physical deterioration of existing area parks or recreational facilities; or
- create a need for construction or expansion of recreational facilities beyond what was anticipated in the 2035 General Plan.

Summary of Analysis under the 2035 General Plan Master EIR and Applicable General Plan Policies

Chapter 4.9 of the Master EIR considered the effects of the 2035 General Plan on the City's existing parkland, urban forest, recreational facilities and recreational services. The general plan identified a goal of providing an integrated park and recreation system in the City (Goal ERC 2.1). New residential

³⁴ City of Sacramento Department of Youth, Parks, & Community Enrichment, 2020. Parks. Available: <http://portal.cityofsacramento.org/ParksandRec/Parks>. Accessed January 22, 2020.

development will be required to dedicate land, pay in-lieu fees or otherwise contribute a fair share to the acquisition and development of parks and recreation facilities (Policy ERC 2.2.5). Impacts were considered less than significant after application of the applicable policies. (Impacts 4.9-1 and 4.9-2)

Answers to Checklist Questions

Questions A and B

The proposed project would construct 266 residential apartment units, which would house approximately 472 individuals. The proposed residential units would add demand for parks to the project site. The proposed project would be subject to park development impact fees pursuant to Chapter 18.44 of the City's municipal code. The City would determine the park development impact fee at the time of development and payment of the fees is required at the time of application for building permits. Park development impact fees are used by the City to finance construction of new neighborhood and community parks and address the impacts on existing parks caused by development in the City. Based on the payment of park development impact fees, the proposed project would not adversely affect the capacity or physical conditions of local parks and recreation facilities. Further, no aspect of this project would cause or accelerate the physical deterioration of area parks and recreation facilities, and would not create the need for construction or expansion of parks or recreation facilities. This impact would be **less than significant**, and no additional significant environmental effects would occur beyond those previously analyzed in the Master EIR.

Mitigation Measures

None required.

Findings

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

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
13. <u>TRANSPORTATION AND CIRCULATION</u>			
Would the project:			
A) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?	X		
B) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	X		
C) Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X
D) Result in inadequate emergency access?			X

Summary of Analysis under the 2035 General Plan Master EIR and Applicable General Plan Policies

Transportation and circulation were discussed in the Master EIR in Chapter 4.12. Various modes of travel were included in the analysis, including vehicular, transit, bicycle, pedestrian and aviation components. Provisions of the 2035 General Plan that provide substantial guidance include Mobility Goal 1.1, calling for a transportation system that is effectively planned, managed, operated and maintained, promotion of multimodal choices (Policy M 1.2.1), support for state highway expansion and management consistent with the Sacramento Area Council of Governments Metropolitan Transportation Plan/Sustainable Communities Strategy (SACOG MTP/SCS) (Policy M 1.5.6) and development that encourages walking and biking (Policy LU 4.2.1).

While the general plan includes numerous policies that direct the development of the City’s transportation system, the Master EIR concluded that the general plan development would result in significant and unavoidable effects. See Impacts 4.12-3 (roadway segments in adjacent communities, and Impact 4.12-4 (freeway segments).

Answers to Checklist Questions

Questions A and B

The proposed project would include the construction and operation of a six-building, four-story apartment complex consisting of 266 units. All of the proposed uses for the proposed project would generate traffic to and from the project site as well as construction traffic during project construction. Traffic generated by the proposed project could conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities. In addition, traffic generated by the proposed project could conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). For these reasons, impacts related to traffic would be **potentially significant** and these issues will be analyzed in the EIR.

Question C

The proposed project would be required to comply with the City's design standards and the design standards in the Uniform Fire Code. Required compliance with these existing standards would prevent hazardous design features and would ensure adequate and safe access. This impact is considered **less than significant**, and no additional significant environmental effects would occur beyond those previously analyzed in the Master EIR.

Question D

The proposed project must comply with all building, fire, and safety codes and specific development plans would be subject to review and approval by the City's Public Works Department and the SFD. Required review by these departments would ensure that the proposed circulation system for the project site would provide adequate emergency access. In addition, the proposed project would not cause any permanent or temporary closures to any roadway. This impact is considered **less than significant**, and no additional significant environmental effects would occur beyond those previously analyzed in the Master EIR.

Mitigation Measures

Mitigation Measures for impacts relating to transportation and circulation will be discussed in the EIR.

Findings

All potentially significant environmental effects of the proposed project relating to transportation and traffic will be analyzed in the EIR.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
<p>14. <u>TRIBAL CULTURAL RESOURCES</u></p> <p>Would the project:</p> <p>A) Cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe and that is:</p> <p>i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources code section 5020.1(k) or</p>	X		
<p>ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	X		

Summary of Analysis under the 2035 General Plan Master EIR and Applicable General Plan Policies

The Master EIR evaluated the potential effects of development under the 2035 General Plan on prehistoric and historic resources (see Master EIR Chapter 4.4 and Appendix C – Background Report, B. Cultural Resources Appendix), but did not specifically address tribal cultural resources because that resource type had not yet been defined in CEQA at the time the Master EIR was adopted. The Master EIR identified significant and unavoidable effects on historic resources and archaeological resources, some of which could be tribal cultural resources as defined Public Resources Code 21074. Ground-disturbing activities resulting from implementation of development under the 2035 General Plan could affect the integrity of an archaeological site (which may be a tribal cultural resource), thereby causing a substantial change in the significance of the resource. General plan policies identified as reducing such effects on cultural resources that may also be tribal cultural resources include identification of resources on project sites (Policy HCR 2.1.1); implementation of applicable laws and regulations (Policy HCR 2.1.2); consultation with appropriate organizations and individuals including the Native American Heritage Commission and implementation of their consultation guidelines (Policy HCR 2.1.3); enforcement programs to promote the maintenance, rehabilitation, preservation, and interpretation of the City’s historic resources (Policy HCR 2.1.4); listing of qualified historic resources under appropriate national, State, and local registers (Policy HCR 2.1.5); consideration of historic and cultural resources in planning studies (Policy HCR 2.1.6); enforcement of compliance with local, State, and federal historic and cultural preservation requirements (Policy HCR 2.1.8); and early consultation with owners and land developers to minimize effects (Policy HCR 2.1.10).

Of particular relevance to this project are policies that ensure compliance with protocol that protect or mitigate impacts to archaeological resources (Policy HCR 2.1.16) and that encourage preservation and minimization of impacts on cultural resources (Policy HCR 2.1.17).

Mitigation Measures from 2035 General Plan Master EIR that apply to the Project

None. As noted above, the Master EIR did not specifically address tribal cultural resources but did address archaeological resources and other cultural resources and noted that because the presence of significant archaeological resources is typically unknown until the resource is uncovered, which often occurs during ground disturbing activities, adverse effects may occur prior to discovery of the archaeological resources. Therefore, although laws and regulations combined with General Plan policy would substantially reduce impacts to these resources once they are discovered, the initial impacts that might occur prior to discovery would be considered potentially significant and that protection of all important archaeological resources from damage or destruction cannot be assured.

Answers to Checklist Questions

Question A

Based on records searches, there are no known tribal cultural resources listed or determined eligible for listing in the California Register of Historical Resources, or included in a local register of historical resources, that would be affected by the proposed project. In addition, to date, no tribal cultural resources have been identified by Native American representatives, and a surface survey of the project area identified no potential tribal cultural resources. However, there remains the potential that previously unrecorded tribal cultural resources may exist on the project site and these resources may be disturbed during ground disturbing activities. For this reason, impacts to tribal cultural resources would be ***potentially significant*** and these issues will be analyzed in the EIR.

Mitigation Measures

Mitigation Measures for impacts relating to tribal cultural resources will be discussed in the EIR.

Findings

All potentially significant environmental effects of the proposed project relating to aesthetics, light, and glare will be analyzed in the EIR.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
15. UTILITIES AND SERVICE SYSTEMS Would the project: A) Result in the determination that adequate capacity is not available to serve the project's demand in addition to existing commitments?			X
B) Require or result in either the construction of new utilities or the expansion of existing utilities, the construction of which could cause significant environmental impacts?			X

Environmental Setting

Water Supply

Water service for the project would be provided by the City of Sacramento. The City provides domestic water service from a combination of surface water and groundwater sources including the American River, Sacramento River, and groundwater wells. Water from the American River and Sacramento River is diverted by two water treatment plants: the Sacramento River Water Treatment Plant (WTP), located at the southern end of Bercut Drive, approximately eight miles north of the project site, and the E.A. Fairbairn Water Treatment Plant (EAFWTP), located at the northeast corner of State University Drive South and College Town Drive approximately seven miles northeast of the project site. Water diverted from the Sacramento and American Rivers is treated, stored in storage reservoirs, and pumped to customers via an existing conveyance network. Water supply would be provided to the project site through an existing 8-inch water supply main in Klotz Ranch Court.

The City of Sacramento complies with the California Water Code, which requires urban water suppliers to prepare and adopt an Urban Water Management Plan (UWMP) every five years. The most recent UWMP was adopted in 2016 (the 2015 UWMP), and includes an analysis of water demand sufficiency under normal, single dry year, and multiple dry year scenarios.³⁵ Water supply and demand projections include future planned development until 2040. Based, in part, on these projections, the City possesses sufficient water supply entitlements and treatment capacity during normal, dry, and multiple dry years to meet the demands of its customers up to the year 2040.

Water Transmission

The City conveys water using its system of larger transmission pipelines, which are at least 18 inches in diameter, and smaller distribution mains, which range in diameter from 4 to 16 inches in diameter. Transmission pipelines are used solely for the conveyance of large volumes of water; they are generally not tapped for water or fire services. In total, the City maintains approximately 1,600 miles of transmission and distribution system mains.³⁶

Wastewater

The wastewater systems for the proposed project would connect to the City's Sanitary Sewer system. The project would access the City's network of sanitary sewer mains via an 8-inch main located in Klotz Ranch Court. Wastewater for the proposed project would be collected by the City of Sacramento's separate sewer

³⁵ City of Sacramento, 2016. 2015 Urban Water Management Plan. Adopted June, 2016.

³⁶ City of Sacramento, 2016. 2015 Urban Water Management Plan. Adopted June, 2016

system, conveyed to the SRCSD system, and ultimately treated at the SRCSD Wastewater Treatment Plant (WWTP), which is located in Elk Grove.

Storm Water

Local storm water drainage in and surrounding the project area is collected by City storm drain systems, and pumped or gravity flow into nearby drainages, creeks, and rivers. The project site is located within Basin G256, which encompasses all of the project site and the existing commercial use along Pocket Road to the north.

The proposed project would develop an apartment complex with impervious surfaces, for which storm water drainage must be managed. Storm water will be managed by a combination of Low Impact Development (LID), storm water quality treatment, and flood control measures. These measures include, but are not limited to, the planting new trees, the provision of a disconnected roof system, vegetated swales, and placement of amended soils. In addition, the drainage system would include an on-site full capture trash control system. Storm water on the project site would be directed to two on-site detention basins, one basin at the southern end of the project site and one basin along the western boundary of the project site; all storm water detained in the southern basin would be directed to the western basin. The storm water in the western basin would then be pumped to a drainage canal located along the western boundary of the project site via a lift station and an 18-inch storm drain outfall.

Solid Waste

As discussed in the City's 2035 General Plan Background Report, large commercial and residential development properties, such as the proposed project, are served by private haulers franchised by the Sacramento Solid Waste Authority (SWA).³⁷

The Sacramento County Kiefer Landfill is the primary location for the disposal of waste in the City of Sacramento. The landfill accepts municipal waste and industrial waste and is permitted to accept up to 10,815 tons per day, averaging 6,300 tons per day.³⁸ This is further limited, however, by Section 17, Condition 26 and Table 2 of Kiefer's Solid Waste Permit, which limits the 2013 peak to 5,928 TPD and average to 3,487 TPD.³⁹ It is the only landfill facility in Sacramento County permitted to accept household waste from the public. Current peak and average daily disposal is much lower than the current permitted amounts. As of 2012, 305 acres of the 660 acres contain waste.⁴⁰ The landfill facility sits on 1,084 acres. As a result, the Kiefer Landfill is expected to be able to provide service to the City, without need for new expansion beyond that already planned, until the year 2065.⁴¹

Electricity and Natural Gas

SMUD is responsible for the generation, transmission, and distribution of electrical power to its 900 square mile service area, which includes most of Sacramento County (including the project site and vicinity), and a small portion of Placer County. SMUD buys and sells energy and capacity on a short-term basis to meet load requirements and reduce costs. The Pacific Gas & Electric Company (PG&E) provides natural gas service to residents and businesses within the City of Sacramento, including the project site and vicinity.

Electrical service would be provided by SMUD. Existing SMUD facilities in the area include a 12-kV line along the west side of the project site and a 69 kV line system along the east side of the project site. The

³⁷ City of Sacramento, 2014. City of Sacramento 2035 General Plan Background Report Public Review Draft. August 2014. p. 4-44.

³⁸ CalRecycle, 2013. Solid Waste Facility Permit 34-AA-0001, updated June 2013.

³⁹ CalRecycle, 2013. Solid Waste Facility Permit 34-AA-0001, updated June 2013.

⁴⁰ City of Sacramento, 2014. City of Sacramento 2035 General Plan Background Report Public Review Draft. August 2014. p. 4-45.

⁴¹ City of Sacramento, 2014. City of Sacramento 2035 General Plan Background Report Public Review Draft. August 2014. p. 4-45.

project site would be anticipated to connect to the SMUD electrical grid. Aside from connections or service laterals that may be necessary to tie project systems to the SMUD system, no further improvements to the SMUD electrical system are anticipated to be necessary to serve the project site.

Natural gas service would be established via service laterals from the existing PG&E service grid. The nearest PG&E line to the project site is a 6-inch main located within Klotz Court. A service lateral would likely be installed along this line to provide service to the project site. Other than proposed connections between the project site and the existing PG&E natural gas mains, no further improvements to the PG&E distribution system would be necessary.

Standards of Significance

For the purposes of this Initial Study, an impact would be considered significant if the project resulted in the need for new or altered services related to water, wastewater, or other utilities facilities beyond what was anticipated in the 2035 General Plan:

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

Summary of Analysis under the 2035 General Plan Master EIR and Applicable General Plan Policies

The Master EIR evaluated the effects of development under the 2035 General Plan on water supply, sewer and storm drainage, solid waste, electricity, natural gas and telecommunications. See Chapter 4.11.

The Master EIR evaluated the impacts of increased demand for water that would occur with development under the 2035 General Plan. Policies in the general plan would reduce the impact generally to a less-than-significant level (see Impact 4.11-1) but the Master EIR concluded that the potential increase in demand for potable water in excess of the City’s existing diversion and treatment capacity, and which could require construction of new water supply facilities, would result in a significant and unavoidable effect (Impact-4.11-2). The potential need for expansion of wastewater treatment facilities was identified as having a less-than-significant effect (Impact 4.11-4). Impacts on solid waste facilities were less than significant (Impact 4.11-5). Implementation of energy efficient standards as set forth in Titles 20 and 24 of the California Code of Regulations for residential and non-residential buildings, would reduce effects for energy to a less-than-significant level.

Answers to Checklist Questions

Questions A and B

Water Supply

The proposed project would include construction and use of a six-building, four-story apartment complex consisting of 266 units. As shown in Table 14-1, it is estimated that the proposed project would demand approximately 50.54 acre-feet per year based on water demand rates from the City’s Water Distribution System Criteria.

**TABLE 14-1
WASTEWATER GENERATION**

Land Use Type	# of Units	Water Demand Factor	Demand (AFY)
Suburban Corridor	266	0.19 AFY/dwelling unit	50.54

SOURCE: City of Sacramento Department of Public Works, 2016. *City of Sacramento Water Distribution System Criteria.*

The projected water demand from the proposed project was accounted for in the City's 2035 General Plan and Master EIR, as the project is consistent with the General Plan land use designation for the project site. The Master EIR concluded that the City's existing water right permits and United States Bureau of Reclamation (USBR) contract are sufficient to meet the total water demand projected for buildout of the proposed 2035 General Plan, including the project site. In addition, according to the 2015 Sacramento Urban Water Management Plan (UWMP), the City's water supply would be well below the City's water demand during a multiple-dry year through 2040. For example, during the third year of a multiple year drought year in 2040, the City's water yearly supply (excludes wholesale supplies, which are tracked separately in the UWMP) is expected to be 294,419 acre feet (AFY), while the City's yearly water demand would be 162,029 AFY; thus it is anticipated that there would be a 132,390 AFY surplus of water supply in the year 2040 during drought.⁴² Because the City would have over 130,000 AFY of surplus capacity at buildout of the 2035 General Plan, and the proposed project is consistent with the General Plan, the project would have a **less-than-significant** impact related to water supply, and no additional significant environmental effects would occur beyond those previously analyzed in the Master EIR.

Water Transmission

The City conveys water using its system of larger transmission pipelines, which are at least 18 inches in diameter, and smaller distribution mains, which range in diameter from 4 to 16 inches in diameter. The proposed project would access the City's water transmission infrastructure via a service lateral from an existing 8-inch distribution main in Klotz Ranch Court. This connection would provide both potable and fire system supply. It is anticipated that this line would be of sufficient size to serve the project site as the site was previously planned for development. A detailed water study completed by the project applicant will confirm this assessment. For these reasons, the proposed project would not require changes to local water transmission infrastructure, and this impact would be **less than significant**. No additional significant environmental effects would occur beyond those previously analyzed in the Master EIR.

Wastewater

The proposed project consists of 266 residential units, which would house up to 742 individuals. Because the proposed project land use is consistent with that identified for the project site in the 2035 General Plan, wastewater flows on the project site were accounted for in the 2035 General Plan and Master EIR.

The City uses an Equivalent Single Family Dwelling Unit (ESD) standard to characterize wastewater demand for proposed projects relative to the capacity of wastewater treatment and conveyance facilities. The City of Sacramento Design Standards for wastewater generation rates contain average daily flow rates for residential and non-residential uses. The existing standard for sewer generation is 310 gallons per day (gpd) per ESD.⁴³ As shown in Table 14-2, it is estimated that the proposed project would generate approximately 61,845 gpd of wastewater based on City standards.

**TABLE 14-2
WASTEWATER GENERATION**

Land Use Type	# of Units	ESD Factor	ESD	Generation Rate ¹	Average Dry Weather Flow (ADWF)
Residential Units	266 units	0.75 / Residential Unit (Condo, Townhouse, Apartments, or Mobile Home)	199.5	232.5 gpd / Unit	61,845 gpd

NOTES:

1 310 gpd x ESD factor.

SOURCE: City of Sacramento, 2018. *City of Sacramento Design and Procedures Manual*; Section 9. p. 9-56. July 24, 2018.

⁴² City of Sacramento, 2016. 2015 Urban Water Management Plan. Adopted June, 2016.

⁴³ City of Sacramento, 2018. *City of Sacramento Design and Procedures Manual*; Section 9. p. 9-17. July 24, 2018.

The SRCSD has a program in place to continually evaluate demand/capacity needs, and the master planning effort provides the flexibility to respond to changes in demand that can be anticipated in advance of planned improvements so that capacity issues are addressed in a timely and cost-effective manner. Master planning efforts that would identify necessary improvement in capacity to accommodate city growth beyond the 2020 Master Plan timeframe would be initiated well in advance of 2035. To fund expansions to the conveyance systems, the SRCSD requires a regional connection fee be paid to the District for any users connecting to or expanding sewer collection systems (SRCSD Ordinance No. SRCSD-0043). Therefore, because there are established plans and fee programs in place as well as proposed policies to increase treatment capacity in response to demand, the impact would be **less than significant**, and no additional significant environmental effects would occur beyond those previously analyzed in the Master EIR.

Wastewater Conveyance

Development under the 2035 General Plan would also increase the demand for conveyance capacity in the local City-maintained sewer lines that connect to major trunk lines and interceptors in the separate sewer system. The proposed project would add wastewater flows to local conveyance facilities in the project vicinity. The proposed project would access an existing 8-inch sanitary sewer line in Klotz Ranch Court, which would be anticipated to be of sufficient size to serve the project site as the site was previously planned for development. A detailed sewer study completed by the project applicant will confirm this assessment. As a result, the proposed project would not require changes to local wastewater conveyance infrastructure, and this impact would be **less than significant**. No additional significant environmental effects would occur beyond those previously analyzed in the Master EIR.

Storm Water

The proposed project would add impervious surface area to a large portion of the Basin G256 service area. As a result, the peak storm water flow rate and volume of rainfall-runoff is expected to significantly change with development of the project site. However, as the project site was previous planned for development, the existing storm drainage infrastructure was adequately sized to accommodate future run-off on the site and existing capacity would not be exceeded. This is considered a **less-than-significant** impact, and no additional significant environmental effects would occur beyond those previously analyzed in the Master EIR.

Solid Waste

As described above, the proposed project would be served by private haulers franchised by the Sacramento Solid Waste Authority (SWA).⁴⁴ Projected solid waste generation on the project site was accounted for in the City's 2035 General Plan and Master EIR, as the project is consistent with the General Plan land use designation for the project site. As discussed previously, Kiefer landfill maintains sufficient capacity to provide waste services for more than 40 years. Therefore, potential impacts on solid waste would be **less than significant**, and no additional significant environmental effects would occur beyond those previously analyzed in the Master EIR.

Electricity and Natural Gas

Construction of the proposed project would result in increased use of electricity and natural gas to support 266 residential units. Both utility providers would install new distribution facilities, as needed, according to California Public Utilities Commission rules. Given the urbanized nature of the adjacent area, it is unlikely that the installation of new electrical and natural gas distribution facilities would result in significant environmental impacts as the improvements would occur within an existing street or right-of-way which has been previously disturbed. Because the increased demand in energy is evaluated in the 2035 General Plan Master EIR, and because PG&E and SMUD would ensure their capability of providing an adequate level of service to the project site, this impact would be **less than significant**. No additional significant environmental effects would occur beyond those previously analyzed in the Master EIR.

⁴⁴ City of Sacramento, 2014. City of Sacramento 2035 General Plan Background Report Public Review Draft. August 2014. p. 4-44.

Mitigation Measures

None required.

Findings

The proposed project would have no additional project-specific environmental effects relating to utilities and service systems.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
<p>16. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u></p> <p>A.) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>	X		
<p>B.) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p>	X		
<p>C.) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	X		

Answers to Checklist Questions

Question A

With the incorporation of mitigation measures, the proposed project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community. However, the proposed project does have the potential to eliminate important examples of California history or prehistory. Therefore, while impacts to biological resources would be reduced with the implementation of mitigation, impacts to cultural resources are **potentially significant**.

Question B

The analysis in this Initial Study demonstrates there would be no project-specific or cumulative significant and unavoidable impacts to biological resources, cultural resources, energy, geology and soils, hazards, hydrology and water quality, public services, recreation, tribal cultural resources, or utilities. Potential cumulative significant impacts to aesthetics, air quality, cultural and tribal cultural resources, greenhouse gas emissions, noise, and transportation will be analyzed in an EIR. For the purposes of this initial study, those potential cumulative impacts are considered **significant**.

Question C

The proposed project would not have significant adverse effects on humans related to the issue areas addressed in this Initial Study. The EIR will include analysis of aesthetics, air quality, cultural and tribal cultural resources, greenhouse gas emissions, noise and vibration, and transportation and traffic. For the purposes of this initial study, those potential impacts to human beings are considered **significant**.

SECTION IV - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Energy | <input checked="" type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Hydrology and Water Quality | |

SECTION V - DETERMINATION

On the basis of the initial study:

- I find that (a) the proposed project is an anticipated subsequent project identified and described in the 2035 General Plan Master EIR; (b) the proposed is consistent with the 2035 General Plan land use designation and the permissible densities and intensities of use for the project site; (c) that the discussions of cumulative impacts, growth inducing impacts, and irreversible significant effects in the Master EIR are adequate for the proposed project; and (d) the proposed project will have additional significant environmental effects not previously examined in the Master EIR.
- X A focused EIR shall be prepared which shall incorporate by reference the Master EIR and analyze only the project-specific significant environmental effects and any new or additional mitigation measures or alternatives that were not identified and analyzed in the Master EIR. Mitigation measures from the Master EIR will be applied to the project as appropriate. (CEQA Guidelines Section 15178(c))



Signature

3-19-2020

Date

Scott Johnson

Printed Name

SECTION VI – REFERENCES CITED

- Alshuth, Taylor, and Tom Origer, 2017. *Historical Resources Study for the Klotz Ranch Court Apartments Project, Sacramento, Sacramento County, California*. Prepared by Tom Origer & Associates.
- California Department of Conservation, 2020. Seismic Hazard Zones. Available: <https://maps.conservation.ca.gov/cgs/informationwarehouse/regulatorymaps/>. Accessed January 17, 2020.
- California Department of Conservation, Division of Land Resource Protection, 2018. Sacramento County Important Farmland Map. Available: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2018/sac18.pdf>. Accessed January 17, 2020.
- California Department of Finance, 2019. Report E-5: Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2019, with 2010 Benchmark.
- California Department of Fish and Wildlife (CDFW), 2020. California Natural Diversity Database (CNDDDB). Special-Status Species Occurrences on the Florin, Clarksburg, Sacramento West, and Sacramento East Quadrangles. Commercial Version dated January 3, 2020.
- California Department of Toxic Substances Control, 2020. Envirostor Database. California Department of Toxic Substances Control. DTSC's Hazardous Waste and Substances Site List – Site Cleanup (Cortese List). Available: <https://www.envirostor.dtsc.ca.gov/public/>. Accessed January 22, 2020.
- California Department of Water Resources, 2004. California's Groundwater Bulletin, Sacramento Valley Groundwater Basin. February 2004.
- California Department of Water Resources (DWR), 2016. Groundwater Information Center Interactive Map Application. Available: <https://gis.water.ca.gov/app/gicima/>. Accessed January 22, 2020.
- California Geological Survey (CGS), 2009. Preliminary Geologic Map of the Lodi 30' X 60' Quadrangle, California. California Geological Survey. Map. Scale 1:100,000.
- California Native Plant Society (CNPS), Rare Plant Program. 2020. Inventory of Rare and Endangered Plants (online edition, v8-03 0.39). California Native Plant Society, Sacramento, CA. Available: <http://www.rareplants.cnps.org>. Accessed March 2, 2020.
- CalRecycle, 2013. Solid Waste Facility Permit 34-AA-0001, updated June 2013.
- City of Sacramento, City Code Chapter 15.88.
- City of Sacramento, 2014. City of Sacramento 2035 General Plan Background Report Public Review Draft. August 2014.
- City of Sacramento, 2015. City of Sacramento 2035 General Plan Master Environmental Impact Report.
- City of Sacramento, 2015. City of Sacramento 2035 General Plan. March 2015. pp. 2-326 and 2-327. Available: <https://www.cityofsacramento.org/-/media/Corporate/Files/CDD/Planning/General-Plan/2035-GP/Environmental-Resources.pdf?la=en>. Accessed February 20, 2020.
- City of Sacramento, 2016. 2015 Urban Water Management Plan. Adopted June, 2016.
- City of Sacramento, 2018. City of Sacramento Design and Procedures Manual; Section 9. July 24, 2018.

- City of Sacramento Department of Youth, Parks, & Community Enrichment, 2020. Parks. Available: <http://portal.cityofsacramento.org/ParksandRec/Parks>. Accessed January 22, 2020.
- City of Sacramento Department of Utilities, 2007. Stormwater Quality Improvement Program. Available: <https://www.cityofsacramento.org/utilities/drainage/stormwater>. Accessed January 22, 2020.
- City of Sacramento Department of Utilities, 2020. City of Sacramento Drainage Basins Map. Available: https://www.cityofsacramento.org/-/media/Corporate/Files/DOU/Specs-Drawings/DRAINAGE_BASINS_11-2015.pdf?la=en. Accessed February 20, 2020.
- City of Sacramento Fire Department, 2020. Map of Engine Company First-In Districts and Response Zones – BARB Configuration. Available: <http://www.cityofsacramento.org/-/media/Corporate/Files/Fire/Maps/Engine-Districts-20120423.pdf?la=en>. Accessed January 22, 2020.
- Federal Emergency Management Agency, 2020. Flood Insurance Rate Map Number 06067C0285H. Available: <https://msc.fema.gov/portal>. Accessed January 22, 2020.
- Sacramento City Unified School District, 2012. Developer Fee Justification Report. Available: www.scusd.edu/sites/main/files/file-attachments/scusd_level_1_11_042612.pdf. Accessed January 22, 2020.
- Sacramento City Unified School District, 2020. SCUSF School Locator Interactive Map. Available: <https://www.google.com/maps/d/u/0/viewer?mid=106OuWPg2xI-E7nrd2rmvbU0OUGI&ll=38.54453899075784%2C-121.45743026473997&z=13>. Accessed January 22, 2020.
- Sacramento Police Department, 2016. Sacramento Police Department 2016 Annual Report. Available: <http://www.cityofsacramento.org/Police/About-SPD/Annual-Report>. Accessed January 22, 2020.
- U.S. Department of Agriculture, 2020. Natural Resources Conservation Service. Custom Soils Report for Sacramento County, California: Klotz Ranch Apartments Project. Created from <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Accessed January 17, 2020.
- U.S Fish and Wildlife Service (USFWS), 2020. List of Threatened and Endangered Species that may occur in your Proposed Project Location, and/or may be Affected by your Proposed Project. Information for Planning and Consultation (IPaC). Consultation Code: 08FBDT00-2020-SLI-0073. Event Code: 08FBDT00-2020-E-00174. Available: <https://ecos.fws.gov/ipac/>. Accessed January 24, 2020.
- WRA Environmental Consultants, 2017. Biological Resource Due Diligence Report: Klotz Ranch Court, Sacramento County, California. Prepared for The Spanos Corporation, Stockton, California. WRA Environmental Consultants, San Rafael, California. July 18, 2017.
- WRA Environmental Consultants, 2018. Klotz Ranch Property: Tree Survey. Prepared for The Spanos Corporation, Stockton, California. WRA Environmental Consultants, San Rafael, California. May 2, 2018.

Appendix A
**Biological Resource Due
Diligence Report**



Biological Resource Due Diligence Report

KLOTZ RANCH COURT
SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

Prepared For:

The Spanos Corporation
10100 Trinity Parkway, Suite 500
Stockton, California 95219
Contact: Karen Garrett

WRA Contact:

Mike Josselyn
josselyn@wra-ca.com

Date:

July 18, 2017

WRA Project Number

27227



This page intentionally blank.

TABLE OF CONTENTS

1.0 INTRODUCTION.....	4
2.0 REGULATORY BACKGROUND.....	4
2.1 Sensitive Biological Communities.....	4
2.2 Special-Status Species.....	6
2.3 Relevant Local Policies, Ordinances, Regulations.....	8
3.0 METHODS.....	9
3.1 Biological Communities.....	9
3.1.1 Non-sensitive Biological Communities.....	9
3.1.2 Sensitive Biological Communities.....	10
3.2 Special-Status Species.....	10
3.2.1 Literature Review.....	10
3.2.2 Site Assessment.....	10
3.3 Protected Trees.....	11
4.0 RESULTS.....	11
4.1 Soils.....	12
4.2 Biological Communities.....	12
4.2.1 Non-Sensitive Biological Communities.....	12
4.3 Special-Status Species.....	14
4.3.1 Plants.....	14
4.4 Protected Trees.....	21
5.0 SUMMARY AND RECOMMENDATIONS.....	21
5.1 Biological Communities.....	21
5.2 Special-Status Plant Species.....	22
5.3 Special-Status Wildlife Species.....	22
5.4 Other Special-Status Birds and Non Special-Status Birds.....	23
5.5 Protected Trees.....	23
6.0 REFERENCES.....	24

LIST OF TABLES

Table 1. Description of CNPS Ranks and Threat Codes.....	7
--	---

LIST OF FIGURES

Figure 1. Study Area Location Map.....	5
Figure 2. Study Area Soils Map.....	13
Figure 3. Biological Communities and Special-Status Plant Species Present within the Study Area.....	15
Figure 4. CNDDDB Special-Status Plant Species within 3 Miles of the Study Area.....	17
Figure 5. CNDDDB Special-Status Wildlife Species within 3 Miles of the Study Area.....	18

LIST OF APPENDICES

- Appendix A – List of Plant and Wildlife Species Observed within the Study Area
- Appendix B – Potential for Special Status Species to Occur within the Study Area
- Appendix C – Representative Photographs of the Study Area

LIST OF ACRONYMS AND ABBREVIATIONS

CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFGF	California Fish and Game Code
CFR	Code of Federal Regulations
CNDDDB	California Natural Diversity Database
CNPS	California Native Plant Society
Corps	U.S. Army Corps of Engineers
DSH	Diameter at standard height
ESA	Federal Endangered Species Act
General Plan	City of Sacramento 2035 General Plan
Inventory	CNPS Inventory of Rare and Endangered Plants
MBTA	Migratory Bird Treaty Act
Rank	California Rare Plant Rank
RWQCB	Regional Water Quality Control Board
USFWS	U.S. Fish and Wildlife Service
WRA	WRA, Inc.
WBWG	Western Bat Working Group

1.0 INTRODUCTION

WRA, Inc. (WRA) performed a due-diligence assessment of biological resources on a property located at the end of Klotz Ranch Court (APN 031-1550-002) (Study Area) in Sacramento, Sacramento County, California (Figure 1). The Study Area is an undeveloped, vacant lot that covers approximately 14.08 acres.

This report describes the results of the site visit, which assessed the Study Area for the (1) potential to support special-status species; and (2) presence of other sensitive biological resources protected by local, state, and federal laws and regulations. If special-status species were observed during the site visit, they were recorded.

A due diligence assessment provides general information on the potential presence of sensitive species and habitats on the property based on available information and a brief site inspection. Additional studies may be required to confirm observations made during this assessment and are recommended in this report. This assessment is based on information available at the time of the study and on site conditions that were observed on the date of the site visit.

2.0 REGULATORY BACKGROUND

The following sections explain the regulatory context of the biological study, including applicable laws and regulations that were applied to the field investigations and analysis of potential project impacts.

2.1 Sensitive Biological Communities

Sensitive biological communities include habitats that fulfill special functions or have special values, such as wetlands, streams, or riparian habitat. These habitats are protected under federal regulations such as the Clean Water Act; state regulations such as the Porter-Cologne Act, the California Department of Fish and Wildlife (CDFW) Streambed Alteration Program, and the California Environmental Protection Act (CEQA); or local ordinances or policies such as city or county tree ordinances, Special Habitat Management Areas, and General Plan Elements.

Waters of the United States

The U.S. Army Corps of Engineers (Corps) regulates “Waters of the United States” under Section 404 of the Clean Water Act. Waters of the U.S. are defined in the Code of Federal Regulations (CFR) as waters susceptible to use in commerce, including interstate waters and wetlands, all other waters (intrastate waterbodies, including wetlands), and their tributaries (33 CFR 328.3). Potential wetland areas, according to the three criteria used to delineate wetlands as defined in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987), are identified by the presence of (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology. Areas that are inundated at a sufficient depth and for a sufficient duration to exclude growth of hydrophytic vegetation are subject to Section 404 jurisdiction as “other waters” and are often characterized by an ordinary high water mark. Other waters, for example, generally include lakes, rivers, and streams. The placement of fill material into Waters of the U.S generally requires an individual or nationwide permit from the Corps under Section 404 of the Clean Water Act.

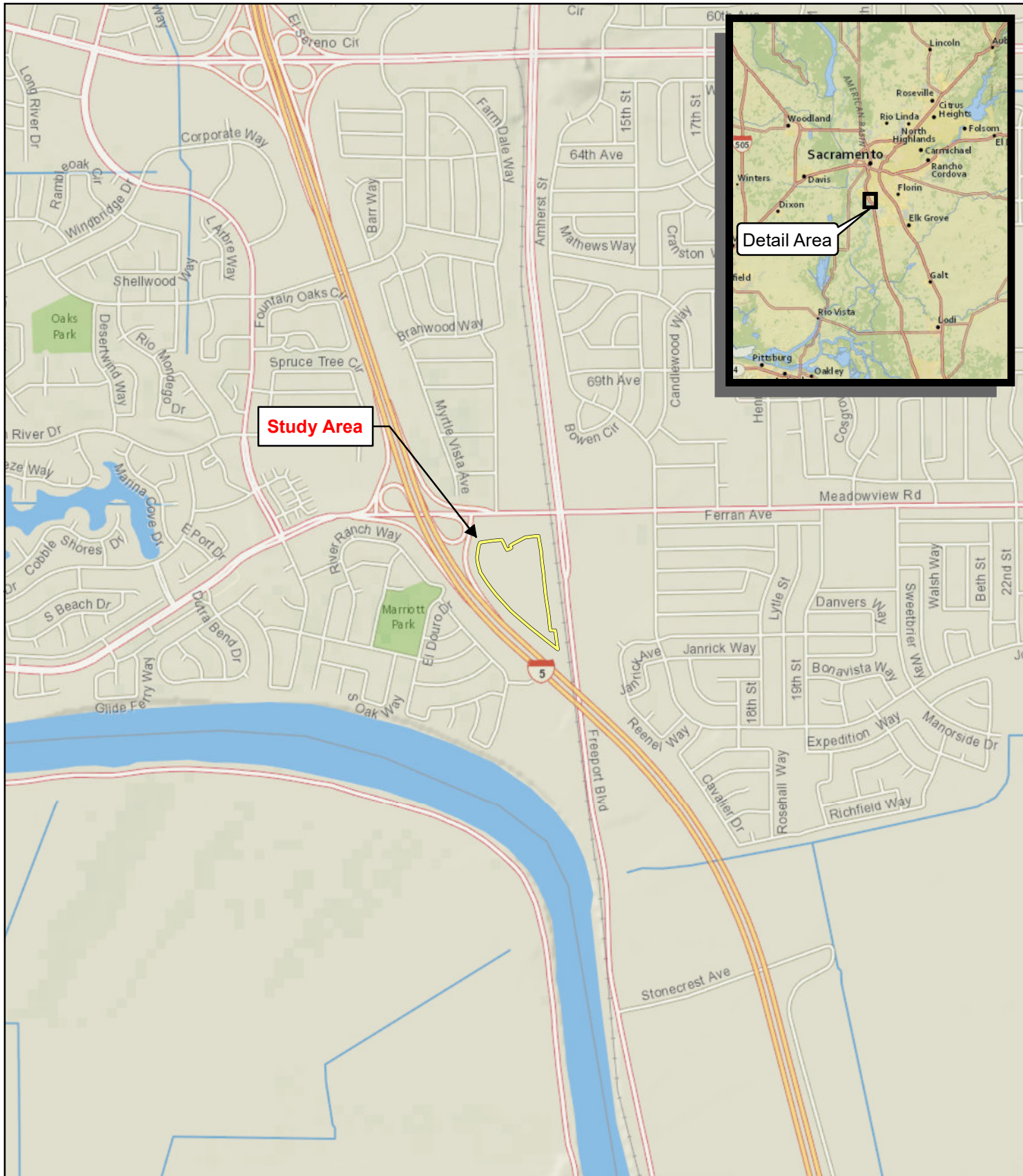
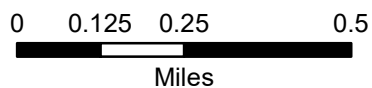


Figure 1. Study Area Location Map

Klotz Ranch Court
Sacramento, California



ENVIRONMENTAL CONSULTANTS

Map Prepared Date: 7/11/2017
 Map Prepared By: pkobylarz
 Base Source: Esri Streaming - National Geographic
 Data Source(s): WRA

Not all features that contain wetland vegetation are considered “waters of the United States”. The Corps has established exemptions in its regulations for depressions caused by construction activities, ditches excavated in uplands, artificial ponds, wastewater treatment systems, cooling ponds, and other manmade features that may have ponded water but are not considered “waters of the US”.

The Corps does not regulate wetlands which have no connection to other “waters of the United States” and are considered isolated. The Corps also does not regulate wetlands that “lack a significant nexus” to navigable waters. Significant nexus is determined by whether or not the feature in question can be demonstrated to have a substantial effect on the physical, biological, or chemical quantity of the downstream navigable water.

Waters of the State

The term “Waters of the State” is defined by the Porter-Cologne Act as “any surface water or groundwater, including saline waters, within the boundaries of the state.” As a practical matter, the State follows the lead taken by the Corps when delineating wetlands and non-wetland waters. The exception is that those wetlands which are classified as “isolated” or “lacking a significant nexus” are also regulated by the State.

The Regional Water Quality Control Board (RWQCB) regulates discharges of fill and dredged material under Section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act. Projects that require a Corps permit, or fall under other federal jurisdiction, and have the potential to impact Waters of the State, are required to comply with the terms of the Water Quality Certification determination.

Other Sensitive Biological Communities

Other sensitive biological communities not discussed above include habitats that fulfill special functions or have special values. Natural communities considered sensitive are those identified in local or regional plans, policies, regulations, or by the CDFW. The CDFW ranks sensitive communities as “threatened” or “very threatened” and keeps records of their occurrences in its California Natural Diversity Database (CNDDDB; CDFW 2017a). CNDDDB vegetation alliances are ranked 1 through 5 based on NatureServe’s (2017) methodology, with those alliances ranked globally (G) or statewide (S) as 1 through 3 considered sensitive. Impacts to sensitive natural communities identified in local or regional plans, policies, or regulations or those identified by the CDFW or USFWS must be considered and evaluated under CEQA (CCR Title 14, Div. 6, Chap. 3, Appendix G). Specific habitats may also be identified as sensitive in city or county general plans or ordinances.

2.2 Special-Status Species

Special-status species include those plants and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the Federal Endangered Species Act (ESA) or California Endangered Species Act. These acts afford protection to both listed species and those that are formal candidates for listing. The federal Bald and Golden Eagle Protection Act also provides broad protections to both eagle species that in some regards are similar to those provided by ESA. Additionally, CDFW Species of Special Concern, CDFW California Fully Protected species, U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern (USFWS 2008), and CDFW Special-Status Invertebrates are all considered special-status species. Although these aforementioned species generally have no special legal status, they are given special consideration under CEQA. Bat

species are also evaluated for conservation status by the Western Bat Working Group (WBWG), a non-governmental entity; bats named as a “High Priority” or “Medium Priority” species for conservation by the WBWG are typically considered special-status and also considered under CEQA.

In addition to regulations for special-status species, most native birds in the United States (including non-status species) are protected by the federal Migratory Bird Treaty Act of 1918 (MBTA) and the California Fish and Game Code (CFGC), i.e., sections 3503, 3503.5 and 3513. Under these laws, deliberately destroying active bird nests, eggs, and/or young is illegal.

Plant species on the California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (Inventory; CNPS 2017a) with California Rare Plant Ranks (Rank) of 1, 2, and 3 are also considered special-status plant species and must be considered under CEQA. Rank 4 species may be afforded lesser protection under CEQA but generally must still be considered. A description of the CNPS Ranks is provided below in Table 1.

Table 1. Description of CNPS Ranks and Threat Codes

California Rare Plant Ranks (formerly known as CNPS Lists)	
Rank 1A	Presumed extirpated in California and either rare or extinct elsewhere
Rank 1B	Rare, threatened, or endangered in California and elsewhere
Rank 2A	Presumed extirpated in California, but more common elsewhere
Rank 2B	Rare, threatened, or endangered in California, but more common elsewhere
Rank 3	Plants about which more information is needed - A review list
Rank 4	Plants of limited distribution - A watch list
Threat Ranks	
0.1	Seriously threatened in California
0.2	Moderately threatened in California
0.3	Not very threatened in California

Critical Habitat

Critical habitat is a term defined in the ESA as a specific geographic area that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. The ESA requires federal agencies to consult with the USFWS to conserve listed species on their lands and to ensure that any activities or projects they fund, authorize, or carry out will not jeopardize the survival of a threatened or endangered species. In consultation for those species with critical habitat, federal agencies must also ensure that their activities or projects do not adversely modify critical habitat to the point that it will no longer aid in the species’ recovery. In many cases, this level of protection is similar to that already provided to species by the ESA jeopardy standard. However, areas that are currently unoccupied by the species but which are needed for the species’ recovery are protected by the prohibition against adverse modification of critical habitat.

2.3 Relevant Local Policies, Ordinances, Regulations

City of Sacramento 2035 General Plan

The City of Sacramento's 2035 General Plan (General Plan; City of Sacramento 2015) was written to serve as a guide for future development and growth in the City of Sacramento. Included in the General Plan is guidance pertaining to environmental resources, including "riparian habitat," "annual grasslands," and "wetland protection." Relevant General Plan language is as follows:

ER 2.1.6 Wetland Protection. The City shall preserve and protect wetland resources including creeks, rivers, ponds, marshes, vernal pools, and other seasonal wetlands, to the extent feasible. If not feasible, the mitigation of all adverse impacts on wetland resources shall be required in compliance with State and Federal regulations protecting wetland resources, and if applicable, threatened or endangered species. Additionally, the City shall require either on- or off-site permanent preservation of an equivalent amount of wetland habitat to ensure no net-loss of value and/or function.

Sacramento City Tree Preservation Ordinance

The City of Sacramento Tree Preservation Ordinance encourages the preservation and avoidance of trees during development projects. The ordinance requires a permit to perform regulated work on either "City Trees" or "Private Protected Trees". City Trees are defined as trees partially or completely located on City property or on a public right-of-way, including any street, road, sidewalk, park strip, mow strip, or alley. Private protected trees are defined as those with special historic value, special environmental value, or significant community benefit, and is located on private property. Private protected trees include all native trees at diameter at standard height (DSH; 4.5 feet above grade) of 12 inches, all trees at 32 inch DSH within an existing single-family or duplex dwelling, and all trees at 24 DSH on underdeveloped land or any other type of property such as commercial, industrial, or apartments. Native trees include coast live, interior, valley, and blue oaks (*Quercus agrifolia*, *Q. wislizeni*, *Q. lobata*, *Q. douglasii*), California sycamore (*Platanus racemosa*), and California buckeye (*Aesculus californica*).

A tree permit is required for any activity that could adversely impact a protected tree. Per the tree ordinance, such activity includes:

- A. Removing a city tree or private protected tree;*
- B. Pruning the branches or roots from a city tree or private protected tree;*
- C. Affixing any signs, lights, or hardware to a city tree;*
- D. Grading, clearing, excavating, adding fill soil, trenching, boring, compacting, or paving within the tree protection zone of a city tree or private protected tree;*
- E. Placing or storing construction equipment or construction material within the tree protection zone of a city tree or private protected tree;*
- F. Application of any harmful substance within the tree protection zone of a city tree or private protected tree; or*
- G. Topping a city tree or private protected tree.*

The following information may be required for inclusion with the tree permit application per the director of the City of Sacramento Department of Public Works:

- a. *An arborist report;*
- b. *A site map indicating existing and proposed elevations, property lines, streets, easements, driveways, buildings and structures, building and structure setbacks, parking areas, existing and proposed land uses, and locations of all trees with identification numbers;*
- c. *A landscape or tree planting plan;*
- d. *A tree protection plan;*
- e. *Proof of compliance with any applicable California Contractors State License Board licensing requirements;*
- f. *Authorization of the property owner;*
- g. *A tree replacement plan if the applicant proposes to remove a city tree or private protected tree; and*
- h. *Any other information the director determines to be necessary.*

3.0 METHODS

On July 7, 2017, the Study Area was traversed on foot to determine (1) biological communities present within the Study Area, (2) if existing conditions provided suitable habitat for any special-status plant or wildlife species, and (3) if sensitive habitats are present. Plant nomenclature follows the Jepson Flora Project (2017), except where noted. For cases in which regulatory agencies, CNPS, or other entities base rarity on older taxonomic treatments, precedence was given to the treatment used by those entities.

3.1 Biological Communities

Prior to the site visit, soil survey data for Sacramento County (CSRL 2017, USDA 1993) were examined to determine whether any unique soil types capable of supporting sensitive plant communities or aquatic features have been mapped in the Study Area. Additional sources, such as U.S. Geological Survey 7.5-minute quadrangle maps for the Clarksburg, Florin, Sacramento West, and Sacramento East quadrangles (USGS 2015a-d) and available aerial imagery (Google Earth 2017, NETR 2017) were also reviewed to determine the potential for sensitive biological communities to occur in the Study Area. Where possible, biological communities were classified based on existing descriptions found in *A Manual of California Vegetation, Online Edition* (CNPS 2017b). However, it was necessary to identify variants of community types or to describe non-vegetated or heavily disturbed areas that are not described in the literature. Biological communities were classified as sensitive or non-sensitive as defined by CEQA and other applicable laws and regulations.

3.1.1 Non-sensitive Biological Communities

Non-sensitive biological communities are those communities that are not afforded special protection under CEQA or other state, federal, and local laws, regulations and ordinances. These communities may, however, provide suitable habitat for some special-status plant or wildlife species. Non-sensitive biological communities observed in the Study Area are described in Section 4.0, below.

3.1.2 Sensitive Biological Communities

Sensitive biological communities are defined as those communities that are afforded special protection under CEQA or other applicable federal, state, or local laws, regulations or ordinances. Applicable laws and ordinances are discussed above in Section 2.0. Special methods used to identify sensitive biological communities are discussed below. Descriptions of sensitive biological communities observed in the Study Area are provided in Section 4.0

3.2 Special-Status Species

3.2.1 Literature Review

Potential occurrence of special-status species in the Study Area was evaluated by first determining which special-status species occur in the vicinity of the Study Area through a literature and database search. Database searches for known occurrences of special-status species focused on the Florin, Clarksburg, Sacramento West, Sacramento East quadrangles (USGS 2015a-d). The following sources were reviewed to determine which special-status plant and wildlife species have been documented to occur in the vicinity of the Study Area:

- CNDDDB records (CDFW 2017a)
- USFWS Information for Planning and Conservation Species Lists (USFWS 2017)
- USFWS quadrangle species lists (USFWS 2017)
- CNPS Inventory records (CNPS 2017a)
- CDFW California Wildlife Habitat Relationships Database (CDFW 2017b)
- eBird online bird occurrence database (eBird 2017)
- California Department of Fish and Game (CDFG) publication *California Bird Species of Special Concern* (Shuford and Gardali 2008)
- CDFW and University of California Press publication *California Amphibian and Reptile Species of Special Concern* (Thomson et al. 2016)
- CDFG draft publication *Terrestrial Mammal Species of Special Concern in California* (Bolster 1998).
- Fairy Shrimps of California's Puddles, Pools and Playas (Eriksen and Belk 1999)
- WBWG online species accounts (WBWG 2017)
- Google Earth aerial imagery (Google Earth 2017).

3.2.2 Site Assessment

Habitat conditions observed within the Study Area were used to evaluate the potential for presence of special-status species based on these searches and the professional expertise of the investigating biologists. The potential for each special-status species to occur in the Study Area was then evaluated according to the following criteria:

- No Potential. Habitat on and adjacent to the site is clearly unsuitable for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).
- Unlikely. Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.

- Low Potential. Nesting or breeding habitat is not present; but species may fly overhead for foraging. Also may have had historic presence nearby, but site is currently not suitable.
- Likely Potential. All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.
- Present. Species is observed on the site or has been recorded (e.g. CNDDDB, other reports) on the site recently.

The due diligence study evaluated the likelihood for each special-status species to be present in Study Area based on the suitability of habitat observed (Appendix B). No special field studies (e.g. protocol level) were conducted as part of this study so that any conclusions reached as to presence and absence of a special status species may be subject to modification should such studies be undertaken by the agencies or other consultants.

3.3 Protected Trees

General observations were made about the sizes and species of trees present within and adjacent to the Study Area. However, formal measurements were not made, and the site was not evaluated by a certified arborist.

4.0 RESULTS

The following sections present the results of the biological resources assessment within the Study Area. Plant and wildlife species observed in the Study Area during the site visit are listed in Appendix A. Representative photographs of the Study Area are provided in Appendix C.

The Study Area is a mostly undeveloped, vacant, ruderal urban infill site located approximately 7 miles south of downtown Sacramento, in the southern portion of the City of Sacramento. The Study Area is generally flat. A shallow, linear, manmade drainage ditch is present in the northern portion of the Study Area that drains runoff from the car wash facility that is adjacent to the Study Area to the north. A concrete drainage ditch runs along the northwestern border and conveys surface runoff from the Shell gas station that is adjacent to the north of the Study Area. A cell phone tower and associated infrastructure occupies the southern corner of the Study Area. A gravel road that runs along the eastern and northern borders of the Study Area provides vehicle access to the cell phone tower. With the exception of the concrete ditch, the access road, and the small area surrounding the cell phone tower, the entirety of the Study Area is disc'd on a regular basis.

An analysis of available historic aerial imagery (Google Earth 2017, NETR 2017) shows that the Study Area and surrounding region was used for agricultural purposes from at least 1947 through at least 1966. By 1993, the surrounding area began to be developed. At present, the Study Area is now surrounded on the northern, western, and southern sides by residential and commercial development. The eastern side borders a similar undeveloped, vacant, ruderal site owned by the City of Sacramento. Although the agricultural uses have ceased within the Study Area, the Study Area has either been in agricultural production or has been fallow, vacant, and plowed since at least 1947.

4.1 Soils

The Soil Survey of Sacramento County (USDA 1993) and an online soil survey of the Study Area (CSRL 2017) indicate that the Study Area contains three soil mapping units encompassing three native soil series: Egbert clay, 0 to 2 percent slopes, partially drained, Galt-Urban land complex, 0 to 2 percent slopes, and Xerarents-San Joaquin complex, 0 to 1 percent slopes. The native soil series that make up the aforementioned mapping units are described below and are shown in Figure 2.

Egbert Series

The Egbert series consists of very deep, poorly drained soils formed in alluvium from mixed sources. Egbert soils are in basins of river deltas. They are poorly drained and have very slow or slow runoff and slow permeability. The Egbert series is considered hydric.

Galt Series

The Galt Series consists of moderately deep, moderately well drained soils that formed in fine textured alluvium from mixed but dominantly granitic rock sources. Galt soils are found on low terraces, basins, and basin rims. They are moderately well drained and have ponding to medium runoff and slow permeability. The Galt series is considered hydric.

San Joaquin Series

The San Joaquin series consists of moderately deep to a duripan, well and moderately well drained soils that formed in alluvium derived from mixed but dominantly granitic rock sources. San Joaquin soils are found on undulating low terraces. They are well and moderately well drained and have medium to very high runoff and very slow permeability. The San Joaquin series is not considered hydric.

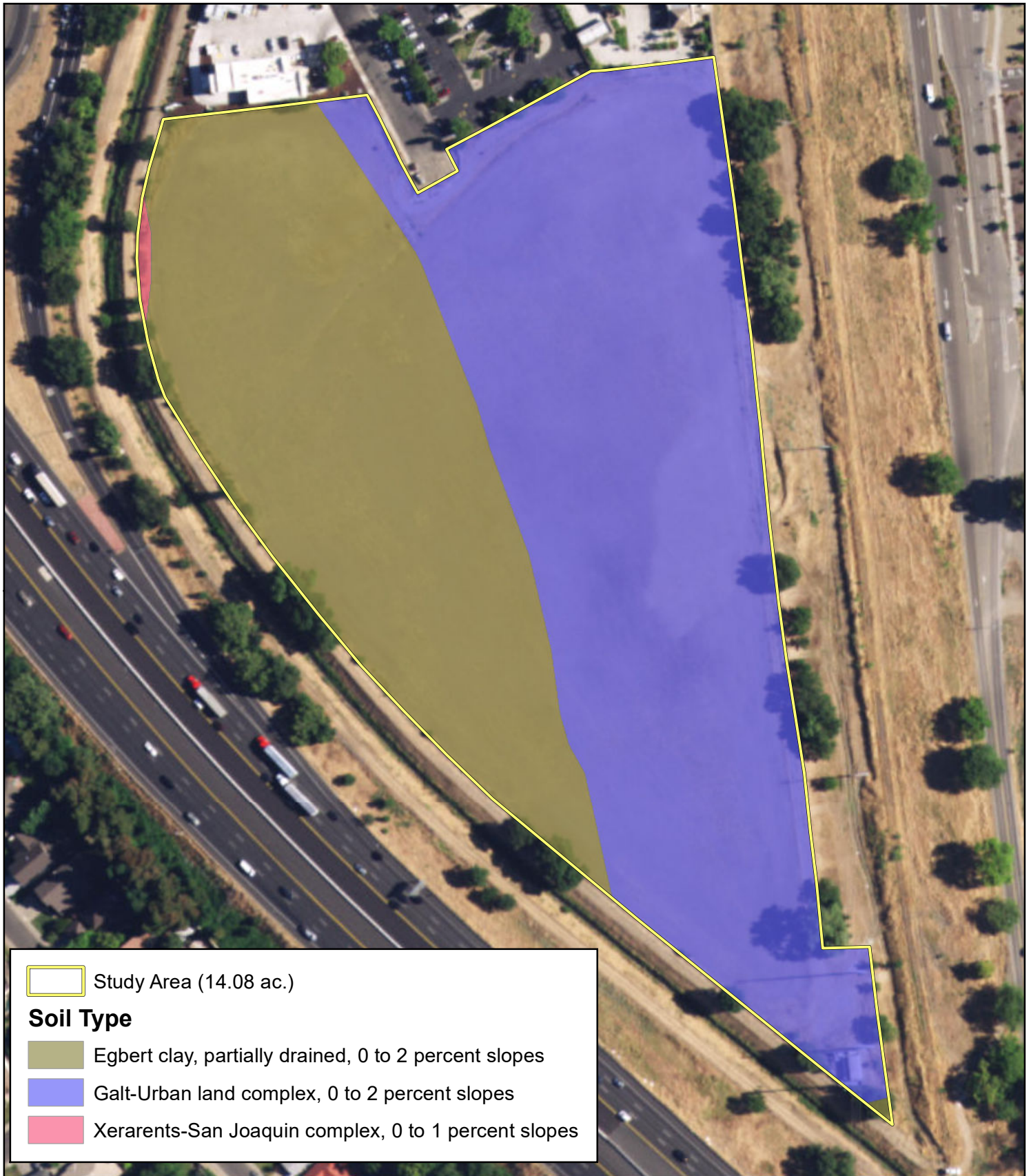
4.2 Biological Communities

One non-sensitive biological community and one potentially sensitive biological community were observed in the Study Area. Biological communities in the Study Area are shown in Figure 3.

4.2.1 Non-Sensitive Biological Communities


Ruderal Herbaceous


As stated above, nearly the entirety of the Study Area is disced regularly, with the exceptions of the gravel access road, the area immediately surrounding the cell tower, and small areas along fencelines and the drainage ditch near the northeastern boundary of the Study Area. As a result, the Study Area is characterized by species commonly found in ruderal, highly disturbed conditions such Johnson grass (*Sorghum halepense*), bindweed (*Convolvulus arvensis*), slim oat (*Avena barbata*), ripgut brome (*Bromus diandrus*), prickly lettuce (*Lactuca serriola*), and prostrate knotweed (*Polygonum aviculare*). Occasional trees are present along the southern and western fenceline, including tree of heaven (*Ailanthus altissima*) and valley oak.



 Study Area (14.08 ac.)

Soil Type

 Egbert clay, partially drained, 0 to 2 percent slopes

 Galt-Urban land complex, 0 to 2 percent slopes


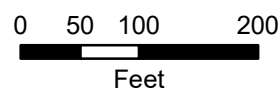
 Xerarents-San Joaquin complex, 0 to 1 percent slopes

Figure 2. Soil Types within Study Area



ENVIRONMENTAL CONSULTANTS

Klotz Ranch Court
Sacramento, California



Map Prepared Date: 7/11/2017
Map Prepared By: pkobylarz
Base Source: Esri Streaming - NAIP 2016, USDA SSURGO
Data Source(s): WRA

4.2.2 Sensitive Biological Communities

Potential Wetland Ditch

As stated above, the manmade drainage ditch located in the northern portion of the Study Area provides drainage for runoff from the car wash facility that is located adjacent to, but outside of, the Study Area. The ditch is a narrow, shallow, earthen feature that, based on historic aerial imagery (Google Earth 2017), was created in 2008 when the car wash facility was being constructed. It appears to have been constructed on uplands and receives most of its water from the overflows from the carwash.

At the time of the July 2017 site visit, wetland plants were observed in the portion of the ditch located between the car wash facility and the southern terminus of Klotz Ranch Court, species commonly found in wetland conditions such as tall cyperus (*Cyperus eragrostis*) and annual beard grass (*Polypogon monspeliensis*).

A formal wetland determination was not done and while the ditch may possess wetland plants, it may also be exempt under federal regulations (see discussion in Section 2.1).

4.3 Special-Status Species

4.3.1 Plants

One special-status plant species, Parry's rough tarplant (*Centromadia parryi* ssp. *rudis*), was observed during the assessment site visit, which is described below. Based upon a review of the resources and databases listed above, 14 special-status plant species have been documented in the vicinity of the Study Area. Thirteen of those species are unlikely or have no potential to occur in the Study Area as a result of the regular, high level of disturbance and a lack of suitable habitat elements such as vernal pool, marsh, or riparian forest habitats or alkaline or clay substrates. One of those 14 species was observed within the Study Area: Parry's rough tarplant (*Centromadia parryi* ssp. *rudis*). This species is discussed in more detail below. Special-status plant species documented in the CNDDDB within 3 miles of the Study Area are shown in Figure 4.

Parry's rough tarplant (*Centromadia parryi* ssp. *rudis*), Rank 4.2. Present. Parry's rough tarplant is an annual herb in the sunflower family (Asteraceae) that blooms from May to October. It typically occurs in alkaline, vernal mesic valley and foothill grassland and vernal pools and seeps and sometimes along roadsides at elevations ranging from 0 to 330 feet (CDFW 2017a, CNPS 2017a). This species is a facultative wetland plant (Lichvar et al. 2016) and is a vernal pool generalist (Keeler-Wolf et al. 1998). Known associated species include pappose tarplant (*Centromadia parryi* ssp. *parryi*), dock (*Rumex* spp.), hayfield tarplant (*Hemizonia congesta*), Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*), lippia (*Phyla nodiflora*), salt grass (*Distichlis spicata*), narrowleaf milkweed (*Asclepias fascicularis*), alkali mallow (*Malvella leprosa*), cutleaf plantain (*Plantago coronopus*), and annual grasses (CCH 2017).

A single individual of Parry's rough tarplant was observed in the Study Area at the edge of the gravel access road near the cell tower. The surrounding road and turnaround area and the adjacent disced area were sparsely vegetated with herbaceous species such as alkali mallow, bindweed, riggut brome, slim oat, and prostrate knotweed.

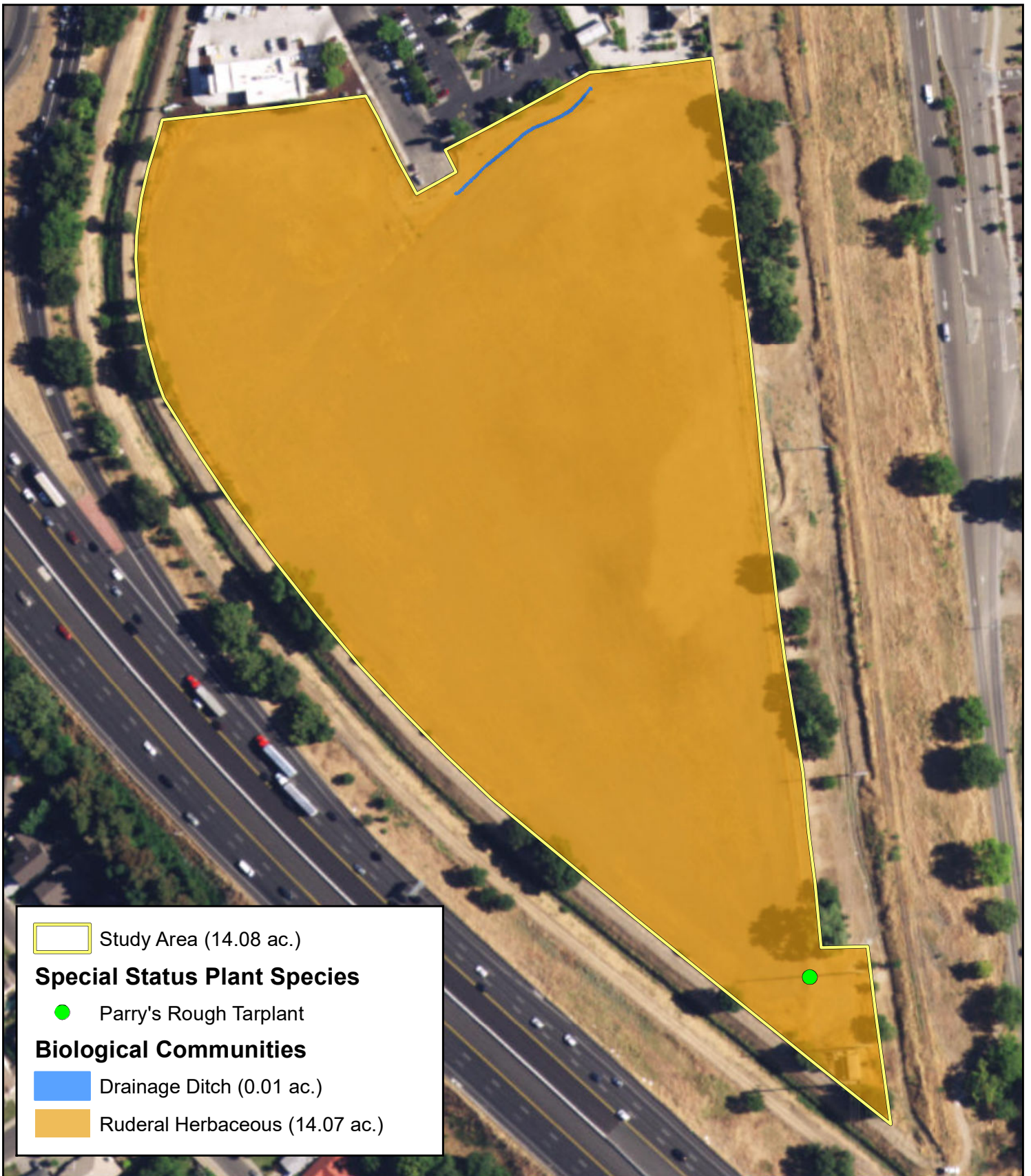
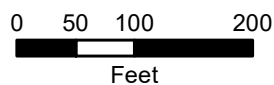


Figure 3. Biological Communities and Special-Status Plant Species Observed within the Study Area



Klotz Ranch Court
Sacramento, California



Map Prepared Date: 7/13/2017
Map Prepared By: smortensen
Base Source: Esri Streaming - Nat. Geo.
Data Source(s): CNDDDB July 2017

4.3.2 Wildlife

Forty-five special-status wildlife species are known to the vicinity of the Study Area. Sixteen of these special-status wildlife species have been documented within 3 miles of the Study Area (CDFW 2017a; Figure 5). Suitable habitat for the majority of these special-status wildlife species is not present within the Study Area, primarily because of a lack of wetlands, streams, vernal pools, or other aquatic communities, and also due to the Study Area's location within a developed area that precludes access for many terrestrial species. Two special-status wildlife species were observed in the Study Area during the site assessment. Eight additional special-status wildlife species have a moderate potential to nest in the Study Area. These ten species are discussed in further detail below. Special-status wildlife species documented in the CNDDDB within 3 miles of the Study Area are shown in Figure 5.

Pallid bat (*Antrozous pallidus*), CDFW Species of Special Concern, WBWG High Priority. Moderate Potential. Pallid bats are distributed from southern British Columbia and Montana to central Mexico, and east to Texas, Oklahoma, and Kansas. This species occurs in a number of habitats ranging from rocky arid deserts to grasslands, and into higher elevation coniferous forests. They are most abundant in the arid Sonoran life zones below 6,000 feet, but have been found up to 10,000 feet in the Sierra Nevada. Pallid bats often roost in colonies of between 20 and several hundred individuals. Roosts are typically in rock crevices, tree hollows, mines, caves, and a variety of manmade structures, including vacant and occupied buildings. Tree roosting has been documented in large conifer snags (e.g., ponderosa pine (*Pinus ponderosa*), inside basal hollows of redwoods (*Sequoia sempervirens*) and giant sequoias (*Sequoiadendron giganteum*), and within bole cavities in oak trees. They have also been reported roosting in stacks of burlap sacks and stone piles. Pallid bats are primarily insectivorous, feeding on large prey that is usually taken on the ground but sometimes in flight. Prey items include arthropods such as scorpions, ground crickets, and cicadas (WBWG 2017).

Large trees along the perimeter of the Study Area may contain cavities suitable for roosting, and open herbaceous areas within the Study Area may provide suitable foraging habitat.

Western red bat (*Lasiurus blossevillii*), CDFW Species of Special Concern, WBWG High Priority. Moderate Potential. This species is highly migratory and broadly distributed, ranging from southern Canada through much of the western United States. They are typically solitary, roosting primarily in the foliage of trees or shrubs. Day roosts are commonly in edge habitats adjacent to streams or open fields, in orchards, and sometimes in urban areas possibly and association with riparian habitat [particularly willows (*Salix* spp.), cottonwoods (*Populus* spp.), and sycamores] (WBWG 2017). It is believed that males and females maintain different distributions during pupping, where females take advantage of warmer inland areas and males occur in cooler areas along the coast.

Large trees along the perimeter of the Study Area may be suitable for roosting, and open herbaceous areas within the Study Area may provide suitable foraging habitat.

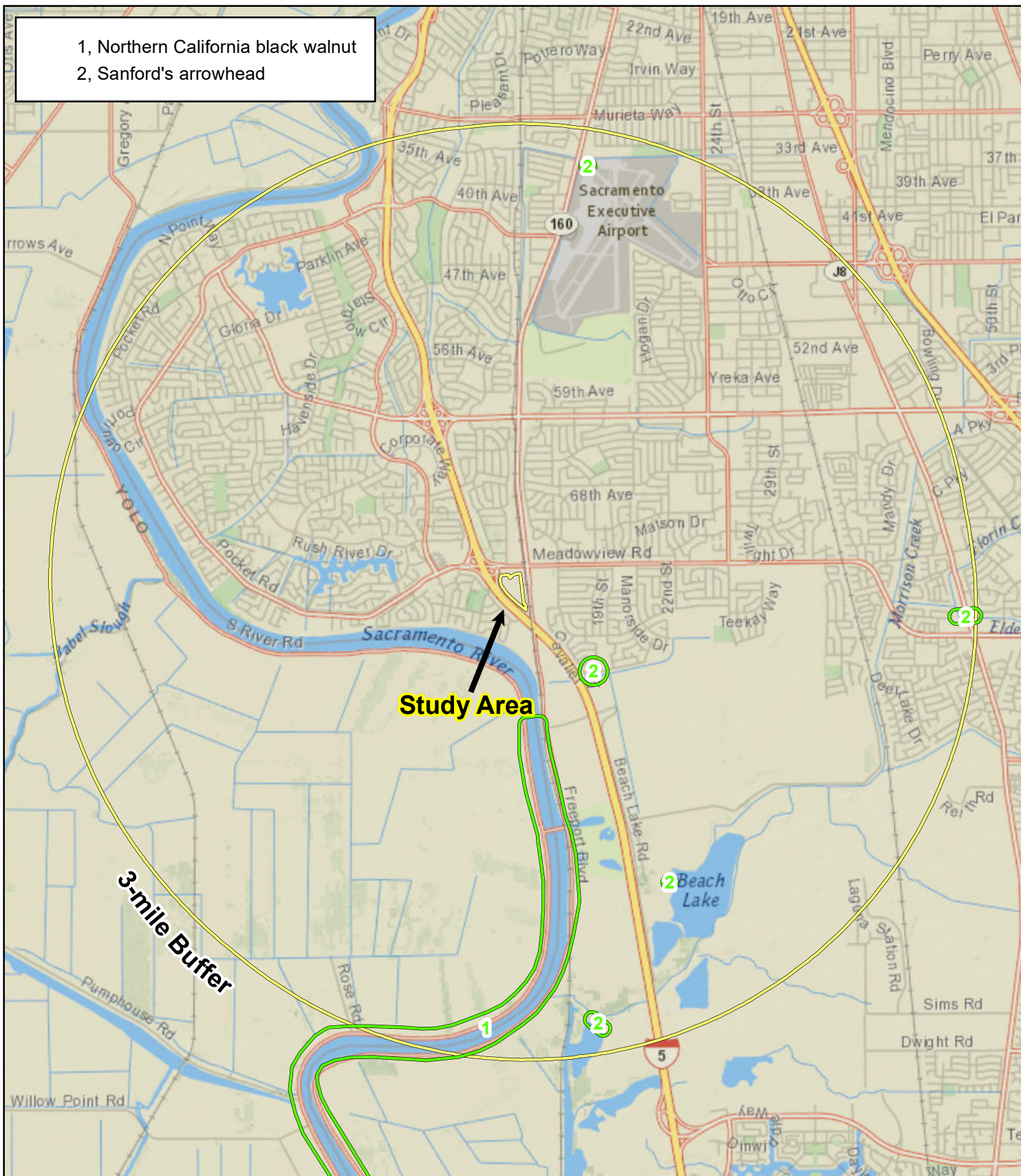


Figure 4. CNDDDB Special-status Plant Species Documented within 3 Miles of the Study Area



Klotz Ranch Court
Sacramento, California



Map Prepared Date: 7/11/2017
Map Prepared By: pkobylarz
Base Source: Esri Streaming - Nat. Geo.
Data Source(s): CNDDDB July 2017

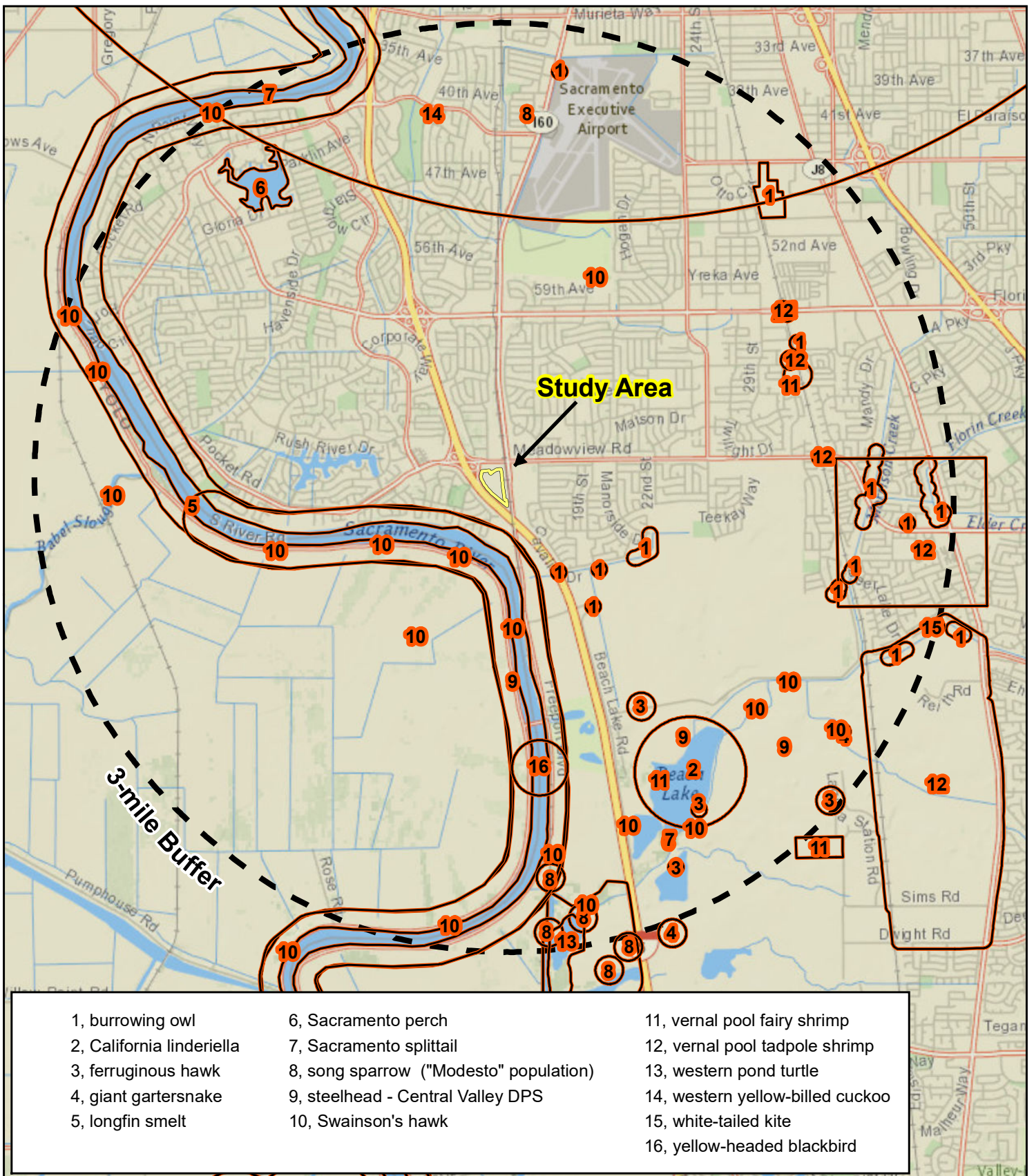
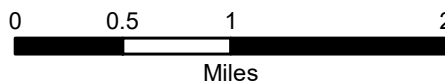


Figure 5. CNDDDB Special-status Wildlife Species Documented within 3 Miles of the Study Area

Klotz Ranch Court
Sacramento, California



Map Prepared Date: 7/14/2017
Map Prepared By: smortensen
Base Source: Esri Streaming - Nat. Geo.
Data Source(s): CNDDDB July 2017

Hoary bat (*Lasiurus cinereus*), WBWG Medium Priority. Moderate Potential. Hoary bats are highly associated with forested habitats in the western United States, particularly in the Pacific Northwest. They are a solitary species and roost primarily in foliage of both coniferous and deciduous trees, near the ends of branches, usually at the edge of a clearing. Roosts are typically 10 to 30 feet above the ground. They have also been documented roosting in caves, beneath rock ledges, in woodpecker holes, in grey squirrel nests, under driftwood, and clinging to the side of buildings, though this behavior is not typical. Hoary bats are thought to be highly migratory, however, wintering sites and migratory routes have not been well documented. This species tolerates a wide range of temperatures and has been captured at air temperatures between 0 and 22 degrees Celsius. Hoary bats probably mate in the fall, with delayed implantation leading to birth in May through July. They usually emerge late in the evening to forage, typically from just over 1 hour after sunset to after midnight. This species reportedly has a strong preference for moths, but is also known to eat beetles, flies, grasshoppers, termites, dragonflies, and wasps (WBWG 2017).

Large trees along the perimeter of the Study Area may be suitable for roosting, and open herbaceous areas within the Study Area may provide suitable foraging habitat.

Swainson's hawk (*Buteo swainsoni*). State Threatened, USFWS Bird of Conservation Concern. Present. Swainson's hawk is a summer resident and migrant in California's Central Valley and scattered portions of the southern California interior. Areas typically used for nesting include the edges of narrow bands of riparian vegetation, isolated patches of oak woodland, lone trees, and also planted and natural trees associated with roads, farmyards and sometimes adjacent residential areas. Foraging occurs in open habitats including grasslands, open woodlands, and agricultural areas. Swainson's hawk is not uncommon in the lower Sacramento Valley in locations where nest trees and foraging habitat are present. A Swainson's hawk was observed soaring over the Study Area during the July 7, 2017, site visit.

The site contains open foraging habitat for this species, and large trees potentially suitable for nesting are located along the western perimeter of the property, although no large stick nests were observed during the site visit. This species has been documented to nest within 0.5 mile of the Study Area in large trees adjacent to the Sacramento River (CDFW 2017a).

White-tailed kite (*Elanus leucurus*). CDFW Fully Protected Species. Present. The white-tailed kite is resident in open to semi-open habitats throughout the lower elevations of California, including grasslands, savannahs, woodlands, agricultural areas and wetlands. Vegetative structure and prey availability seem to be more important habitat elements than associations with specific plants or vegetative communities (Dunk 1995). Nests are constructed mostly of twigs and placed in trees, often at habitat edges. Nest trees are highly variable in size, structure, and immediate surroundings, ranging from shrubs to trees greater than 150 feet tall (Dunk 1995).

This species preys upon a variety of small mammals, as well as other vertebrates and invertebrates. This species was observed foraging within the Study Area during the July 7, 2017, site visit, and oaks along the perimeter of the site are suitable for nesting.

Nuttall's woodpecker (*Picoides nuttallii*). USFWS Bird of Conservation Concern. Moderate Potential. Nuttall's woodpecker, common in much of its range, is a year-round resident throughout most of California west of the Sierra Nevada. Typical habitat is oak or mixed woodland, and riparian areas (Lowther 2000). Nesting occurs in tree cavities, principally

those of oaks and larger riparian trees. Nuttall's woodpecker also occurs in older residential settings and orchards where trees provide suitable foraging and nesting habitat. This species forages on a variety of arboreal invertebrates.

This species is locally common, and large oaks within the Study Area provide foraging habitat and may contain cavities suitable for nesting (eBird 2017).

Loggerhead shrike (*Lanius ludovicianus*), CDFW Species of Special Concern, USFWS Bird of Conservation Concern. Moderate Potential. The loggerhead shrike is a year-round resident and winter visitor in lowlands and foothills throughout California. This species is associated with open country with short vegetation and scattered trees, shrubs, fences, utility lines and/or other perches. Although they are songbirds, shrikes are predatory and forage on a variety of invertebrates and small vertebrates. Captured prey items are often impaled for storage purposes on suitable substrates, including thorns or spikes on vegetation and barbed wire fences. Nests in trees and large shrubs; nests are usually placed 3 to 10 feet off the ground (Shuford and Gardali 2008).

This species is locally common, and large oaks within the Study Area provide foraging habitat and may contain cavities suitable for nesting (eBird 2017).

Yellow-billed magpie (*Pica nuttalli*), USFWS Bird of Conservation Concern. Moderate Potential. The yellow-billed magpie is endemic to California, occurring year-round in the Central Valley and associated foothills and the central-southern Coast Ranges. This species inhabits oak savanna, open oak woodland and similar park-like areas including the margins of stream courses, and some agricultural areas. Breeding typically occurs in loose colonies. The large, dome-shaped nests are placed high in trees, usually oaks, and often in clumps of mistletoe (Koenig and Reynolds 2009). This species is an omnivore and an opportunistic feeder.

This species is locally common, and the Study Area provides open foraging habitat and large oaks suitable for nesting (eBird 2017).

Oak titmouse (*Baeolophus inornatus*), USFWS Bird of Conservation Concern. Moderate Potential. This relatively common species is year-round resident throughout much of California including most of the coastal slope, the Central Valley, and the western Sierra Nevada foothills. In addition, the species may also occur in residential settings where landscaping provides foraging and nesting habitat. Its primary habitat is woodland dominated by oaks. Local populations have adapted to woodlands of pines and/or junipers in some areas (Cicero 2000). The oak titmouse nests in tree cavities, usually natural cavities or those excavated by woodpeckers, though they may partially excavate their own (Cicero 2000). Seeds and arboreal invertebrates make up the birds' diet.

This species is locally common, and large oaks within the Study Area provide foraging habitat and may contain cavities suitable for nesting (eBird 2017).

Modesto song sparrow (*Melospiza melodia mailliardi*), CDFW Species of Special Concern, USFWS Bird of Conservation Concern. Moderate Potential. The Modesto song sparrow is a subspecies of the commonly found song sparrow restricted to the Sacramento and extreme northern San Joaquin Valleys from Colusa County south to Stanislaus County. It is associated with woody riparian habitat and freshwater marshes. Breeding typically occurs near the ground in a variety of dense herbaceous or shrubby vegetation (Shuford and Gardali 2008).

Although there are no large marshes within the Study Area, the Study Area does contain open herbaceous areas adjacent to a drainage channel with emergent vegetation (the drainage channel is located outside of the Study Area) which may support foraging and nesting.

Delta smelt (*Hypomesus transpacificus*) – Critical Habitat. Federal Threatened, State Endangered, State Endangered. No Potential. Critical Habitat for Delta smelt is designated within the Study Area. However, because the Study Area does not contain or directly connect to aquatic habitats to support any fish, including Delta smelt, any future activities or projects within the Study Area will not alter this species' recovery.

4.4 Protected Trees

Several valley oak trees that are potentially large enough to qualify as protected trees under the City of Sacramento Tree Preservation Ordinance were observed within the Study Area along the fenceline bordering the western and southern edge of the Study Area. In addition, there were also several valley oak trees observed that may be large enough to qualify as protected trees that were rooted outside of the Study Area but had canopies that overhung the Study Area. Such overhanging trees were observed along the western, southern, and eastern boundaries of the Study Area.

5.0 SUMMARY AND RECOMMENDATIONS

One special-status plant species is present in the Study Area, but no other special-status plant species have a moderate or high potential to occur within the Study Area. Three special-status bat species have a moderate potential to roost in trees in the Study Area, five special-status birds have a moderate potential to nest within the Study Area, and two special-status birds were observed flying over and/or foraging within the Study Area during the July 7, 2017, site visit. Additionally, non-special-status birds protected while nesting by the MBTA and CFGC may also nest within the study Area.

5.1 Biological Communities

Most of the Study Area is comprised of ruderal herbaceous areas, which is not a sensitive biological community. However, a drainage ditch in the northern portion of the Study Area contains wetland vegetation. This drainage ditch appears to have been dug on uplands and drains the adjoining property car wash facility. As such, it is likely not to be subject to federal jurisdiction under Section 404 of the Clean Water Act. It is recommended that the landowner request that the drainage cease so that the drainage ditch dries up.

In order to receive an official confirmation that this feature is not considered a “waters of the US” or “waters of the State”, a formal delineation report prepared following Corps standards would need to be prepared and submitted to the Corps. If jurisdictional features are determined to be present, a Corps permit will be required along with a 401 Water Quality Certification from the Regional Water Quality Control Board. In addition, if wetlands will be impacted, on- or off-site permanent preservation of an equivalent amount of wetland habitat will be required under the General Plan.

5.2 Special-Status Plant Species

One special-status plant species--Parry's rough tarplant—was observed within the southern portion of the Study Area. No other special-status plant species have a moderate or high potential to occur within the Study Area. Although only a single individual of Parry's rough tarplant was observed within the Study Area during the July 2017 site visit, the population sizes of annual plants can vary from year to year. As such, an additional survey for this species is recommended prior to any change in use of the Study Area. Rank 4 species such as Parry's rough tarplant receive consideration under CEQA, and impacts to this species may require mitigation measures.

5.3 Special-Status Wildlife Species

Roosting Bats

Pallid bat, western red bat, and hoary bat have the potential to roost within large trees within and directly adjacent to the Study Area. These species may use the trees as day roosts year-round or as maternity roosts during the maternity roosting season (April 1 through August 31). To avoid impacts to roosting bats, typical measures include a focused bat roost assessment prior to tree removal that specifically identifies possible roost sites within the Study Area. If the bat roost assessment concludes there is no potential roost habitat within the Study Area, no additional measures would be necessary. If the roost assessment determines that bats may use the Study Area for maternity roosts, a pre-construction roost survey should be conducted prior to the initiation of any future projects activities if they occur during the maternity season. If a maternity roost is found during the survey, species and roost-appropriate mitigation measures should be developed in consultation with CDFW.

Swainson's Hawk

Swainson's hawk is known to nest within 0.5 mile from the Study Area, and large oaks on the western perimeter of the Study Area as well as other large trees in the vicinity could be suitable for nesting (CDFW 2017a). The disturbed and ruderal herbaceous areas within the Study Area also provide suitable foraging habitat for Swainson's hawk.

Should the project require CEQA review, the City may find that development of the property could result in the loss of the nesting and foraging habitat for this species. The CDFW often responds to requests during CEQA review to comment on sensitive species. Their comments may request that the City follow the guidance contained in the *Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (Buteo swainsoni) in the Central Valley of California* (CDFG 1994). Measures in the staff report include a pre-construction survey of the Study Area and the surrounding 0.5 mile-buffer within 30 days of the start of project activities. If the surveys find Swainson's hawk nesting within the Study Area or the 0.5-mile buffer, then CDFW may request to be consulted to determine an appropriate no-disturbance buffer for the nest based on proximity to disturbance, timing of work, and visual barriers, which would remain in place until the young become independent of the nest.

If a known Swainson's hawk nest tree is removed by future project activities, compensatory nesting mitigation would be required. Additionally, because there are documented nesting sites within 1 mile of the Study Area, mitigation for the loss of foraging habitat according to the 1994 Staff Report (CDFG 1994) would also be required, even if no nests are found during the pre-construction survey.

5.4 Other Special-Status Birds and Non Special-Status Birds

White-tailed kite, Nuttall's woodpecker, loggerhead shrike, oak titmouse, yellow-billed magpie, and Modesto song sparrow have the potential to nest within the Study Area. Additionally, non-special-status birds protected under the MBTA and CFGC may nest within the Study Area during the nesting season (February 1 through August 15). To avoid impacts to nesting birds, typical measures include a nesting bird survey conducted usually within two weeks of construction. If nests with eggs or chicks are found, impacts to the nest should be avoided until the young have fledged or the nest has failed.

5.5 Protected Trees

Several valley oak trees that may be large enough to qualify as protected trees were observed rooted within the Study Area and rooted outside of but overhanging the Study Area. Impacts to protected trees requires a tree permit from the City of Sacramento, and as part of the permit application, the following information may be required:

- a. An arborist report;*
- b. A site map indicating existing and proposed elevations, property lines, streets, easements, driveways, buildings and structures, building and structure setbacks, parking areas, existing and proposed land uses, and locations of all trees with identification numbers;*
- c. A landscape or tree planting plan;*
- d. A tree protection plan;*
- e. Proof of compliance with any applicable California Contractors State License Board licensing requirements;*
- f. Authorization of the property owner;*
- g. A tree replacement plan if the applicant proposes to remove a city tree or private protected tree; and*
- h. Any other information the director determines to be necessary.*

6.0 REFERENCES

- Bolster, B.C., editor. 1998. Terrestrial Mammal Species of Special Concern in California Draft Update. Report submitted to California Department of Fish and Game Wildlife Management Division, Nongame Bird and Mammal Conservation Program for Contract No.FG3146WM.
- [CCH] Consortium of California Herbaria. 2017. Data provided by the participants of the Consortium of California Herbaria. Available online at: <http://ucjeps.berkeley.edu/consortium/>; most recently accessed: July 2017.
- [CDFG] California Department of Fish and Game. 1994. Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley. California Department of Fish and Game, Sacramento, CA.
- [CDFW] California Department of Fish and Wildlife. 2017a. California Natural Diversity Database. Biogeographic Data Branch, Vegetation Classification and Mapping Program, Sacramento, California. Available online at: <http://www.dfg.ca.gov/biogeodata/cnddb/mapsanddata.asp>; most recently accessed: July 2017.
- [CDFW] California Department of Fish and Wildlife 2017b. California Wildlife Habitat Relationship System Database for life history accounts and range maps. Available online at: <https://www.dfg.ca.gov/biogeodata/cwhr/cawildlife.aspx>. Accessed: July 2017.
- Cicero, C. 2000. Oak Titmouse (*Baeolophus inornatus*), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: <http://bna.birds.cornell.edu/bna/species/485a>
- City of Sacramento. 2015. Sacramento 2035 General Plan. In consultation with Mintier Harnish, Ascent Environmental, Inc, Fehr & Peers, Nelson Nygaard, New Economics and Advisory, NV5, and Page & Turnbull. Sacramento, California. March 3.
- [CNPS] California Native Plant Society. 2017a. Inventory of Rare and Endangered Plants (online edition, v8-03 0.39). Sacramento, California. Online at: <http://rareplants.cnps.org/>; most recently accessed: July 2017.
- [CNPS] California Native Plant Society. 2017b. A Manual of California Vegetation, Online Edition. Sacramento, California. Online at: <http://vegetation.cnps.org/>; most recently accessed: July 2017.
- [CSRL] California Soil Resources Lab. 2017. Online Soil Survey. Online at: <http://casoilresource.lawr.ucdavis.edu/drupal/>; most recently accessed: July 2017.
- Dunk, JR. 1995. White-tailed Kite (*Elanus leucurus*), The Birds of North America Online (A Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: <http://bna.birds.cornell.edu/bna/species/178>.
- eBird. 2017. Online bird occurrence database. Available at: <http://ebird.org/content/ebird/>. Accessed: July 2017.

- Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Department of the Army, Waterways Experiment Station, Vicksburg, Mississippi 39180-0631.
- Erikson, C.H. and D. Belk. 1999. Fairy Shrimps of California's Puddles, Ponds and Playas. Mad River Press, Inc., Eureka, CA.
- Google Earth. 2017. Aerial Imagery 1993-2016. Most recently accessed July 2017.
- Jepson Flora Project (eds.). 2017. Jepson eFlora. Online: <http://ucjeps.berkeley.edu/IJM.html>; most recently accessed: July 2017.
- Keeler-Wolf, T., D.R. Elam, K. Lewis, and S.A. Flint. 1998. California Vernal Pool Assessment Preliminary Report. The Resources Agency, California Department of Fish and Game, Sacramento, CA. 161 pp. with appendices.
- Koenig, M. and M. D. Reynolds. 2009. Yellow-billed Magpie (*Pica nuttalli*), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: <http://bna.birds.cornell.edu/bna/species/180>
- Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. The National Wetland Plant List: 2016 wetland ratings. Phytoneuron 2016-30: 1-17. Published 28 April 2016. ISSN 2153 733X.
- Lowther, Peter E. 2000. Nuttall's Woodpecker (*Picoides nuttallii*), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online:<http://bna.birds.cornell.edu/bna/species/555>
- NatureServe. 2017. NatureServe Conservation Status. Available online at: <http://explorer.natureserve.org/ranking.htm>
- [NETR] Nationwide Environmental Title Research. 2017. Historic Aerials. Available online at: <http://www.historicaerials.com/>; most recently accessed: July 2017.
- Shuford, WD, and T Gardali (eds). 2008. California Bird Species of Special Concern: A ranked assessment of species, subspecies, and distinct populations of birds of immediate conservation concern in California. Studies of Western Birds 1. Western Field Ornithologists, Camarillo, California, and CDFG, Sacramento.
- Thomson, R.C., A.N. Wright, and H.B. Shaffer. 2016. California Amphibian and Reptile Species of Special Concern. Co-published by the California Department of Fish and Wildlife and University of California Press. Oakland, California.
- [USDA] United States Department of Agriculture, Soil Conservation Service. 1993. Soil Survey of Sacramento County, California. In cooperation with the University of California Agricultural Experiment Station.
- [USFWS] United States Fish and Wildlife Service. 2017. Information for Planning and Conservation Database. Available online at: <https://ecos.fws.gov/ipac/>; most recently accessed: July 2017.

[USFWS] United States Fish and Wildlife Service. 2008. Bird of Conservation Concern. Division of Migratory Bird Management. Arlington, Virginia. December.

[USGS] United States Geological Survey. 2015a. Clarksburg 7.5-minute Quadrangle map.

[USGS] United States Geological Survey. 2015b. Florin 7.5-minute Quadrangle map.

[USGS] United States Geological Survey. 2015c. Sacramento West 7.5-minute Quadrangle map.

[USGS] United States Geological Survey. 2015d. Sacramento East 7.5-minute Quadrangle map.

[WBWG] Western Bat Working Group. 2017. Online species accounts. Available online at: <http://wbwg.org/western-bat-species/> Accessed July 2017.

APPENDIX A

LIST OF PLANT AND WILDLIFE SPECIES OBSERVED WITHIN THE STUDY AREA

Appendix A-1: Plant Species Observed within the Study Area during the July 7, 2017 Site Visit

Family	Scientific Name	Common Name	Origin	Form	Rarity Status
Amaranthaceae	<i>Amaranthus albus</i>	Tumbleweed	non-native	annual herb	-
Amaranthaceae	<i>Amaranthus blitoides</i>	Prostrate pigweed	native	annual herb	-
Apiaceae	<i>Foeniculum vulgare</i>	Fennel	non-native (invasive)	perennial herb	-
Arecaceae	<i>Washingtonia robusta</i>	Washington fan palm	non-native (invasive)	tree	-
Asteraceae	<i>Carduus pycnocephalus</i> ssp. <i>pycnocephalus</i>	Italian thistle	non-native (invasive)	annual herb	-
Asteraceae	<i>Centaurea solstitialis</i>	Yellow starthistle	non-native (invasive)	annual herb	-
Asteraceae	<i>Centromadia parryi</i> ssp. <i>rudis</i>	Pappose tarweed	native	annual herb	Rank 4.2
Asteraceae	<i>Erigeron bonariensis</i>	Flax-leaved horseweed	non-native	annual herb	-
Asteraceae	<i>Erigeron canadensis</i>	Canada horseweed	native	annual herb	-
Asteraceae	<i>Lactuca serriola</i>	Prickly lettuce	non-native (invasive)	annual herb	-
Asteraceae	<i>Matricaria discoidea</i>	Pineapple weed	native	annual herb	-
Asteraceae	<i>Silybum marianum</i>	Milk thistle	non-native (invasive)	annual, perennial herb	-
Asteraceae	<i>Tragopogon porrifolius</i>	Salsify	non-native	perennial herb	-
Brassicaceae	<i>Brassica nigra</i>	Black mustard	non-native (invasive)	annual herb	-
Brassicaceae	<i>Hirschfeldia incana</i>	Mustard	non-native (invasive)	perennial herb	-
Brassicaceae	<i>Lepidium latifolium</i>	Perennial pepperweed	non-native (invasive)	perennial herb	-
Brassicaceae	<i>Raphanus sativus</i>	Jointed charlock	non-native (invasive)	annual, biennial herb	-

Caryophyllaceae	<i>Spergularia rubra</i>	Purple sand spurry	non-native	annual, perennial herb	-
Convolvulaceae	<i>Convolvulus arvensis</i>	Field bindweed	non-native (invasive)	perennial herb, vine	-
Convolvulaceae	<i>Cressa truxillensis</i>	Alkali weed	native	perennial herb	-
Cyperaceae	<i>Cyperus eragrostis</i>	Tall cyperus	native	perennial grasslike herb	-
Euphorbiaceae	<i>Euphorbia</i> sp.	Spurge	non-native	annual herb	-
Fabaceae	<i>Glycyrrhiza lepidota</i>	Lichorice	native	perennial herb	-
Fabaceae	<i>Medicago lupulina</i>	Black medick	non-native	annual, perennial herb	-
Fagaceae	<i>Quercus agrifolia</i> var. <i>agrifolia</i>	Coast live oak	native	tree	-
Fagaceae	<i>Quercus lobata</i>	Valley oak	native	tree	-
Geraniaceae	<i>Geranium dissectum</i>	Wild geranium	non-native (invasive)	annual herb	-
Malvaceae	<i>Malvella leprosa</i>	Alkali mallow	native	perennial herb	-
Oleaceae	<i>Olea europaea</i>	Olive	non-native (invasive)	tree, shrub	-
Onagraceae	<i>Epilobium brachycarpum</i>	Willow herb	native	annual herb	-
Poaceae	<i>Avena barbata</i>	Slim oat	non-native (invasive)	annual, perennial grass	-
Poaceae	<i>Briza minor</i>	Little rattlesnake grass	non-native	annual grass	-
Poaceae	<i>Bromus diandrus</i>	Ripgut brome	non-native (invasive)	annual grass	-
Poaceae	<i>Bromus hordeaceus</i>	Soft chess	non-native (invasive)	annual grass	-
Poaceae	<i>Cynodon dactylon</i>	Bermuda grass	non-native (invasive)	perennial grass	-

Poaceae	<i>Festuca perennis</i>	Italian rye grass	non-native	annual, perennial grass	-
Poaceae	<i>Hordeum murinum</i>	Foxtail barley	non-native (invasive)	annual grass	-
Poaceae	<i>Phalaris minor</i>	Mediterranean canarygrass	non-native	annual grass	-
Poaceae	<i>Phalaris paradoxa</i>	Hood canarygrass	non-native	annual grass	-
Poaceae	<i>Polypogon monspeliensis</i>	Annual beard grass	non-native (invasive)	annual grass	-
Poaceae	<i>Sorghum halepense</i>	Johnsongrass	non-native (invasive)	perennial grass	-
Polygonaceae	<i>Rumex crispus</i>	Curly dock	non-native (invasive)	perennial herb	-
Rubiaceae	<i>Galium aparine</i>	Cleavers	native	annual herb	-
Salicaceae	<i>Populus fremontii</i> ssp. <i>fremontii</i>	Cottonwood	native	tree	-
Simaroubaceae	<i>Ailanthus altissima</i>	Tree of heaven	non-native (invasive)	tree	-
Vitaceae	<i>Vitis californica</i>	California wild grape	native	vine, shrub	-

- All species identified using the *Jepson eFlora* [Jepson Flora Project (eds.) 2017]; nomenclature follows *Jepson eFlora* [Jepson Flora Project (eds.) 2017]

¹Rare Status: The CNPS Inventory of Rare and Endangered Plants (CNPS 2017a)

- FE: Federal Endangered
- FT: Federal Threatened
- SE: State Endangered
- ST: State Threatened
- SR: State Rare
- Rank 1A: Plants presumed extinct in California
- Rank 1B: Plants rare, threatened, or endangered in California and elsewhere
- Rank 2: Plants rare, threatened, or endangered in California, but more common elsewhere
- Rank 3: Plants about which we need more information – a review list
- Rank 4: Plants of limited distribution – a watch list

Appendix A-2: Wildlife Species Observed within the Study Area during the July 7, 2017 Site Visit

Common Name	Scientific Name
Mammals	
black-tailed jackrabbit	<i>Lepus californicus</i>
California ground squirrel	<i>Otospermophilus beecheyi</i>
Birds	
Swainson's hawk	<i>Buteo swainsoni</i>
white-tailed kite	<i>Elanus leucurus</i>
turkey vulture	<i>Cathartes aura</i>
mallard	<i>Anas platyrhynchos</i>
house finch	<i>Haemorhous mexicanus</i>
cliff swallow	<i>Petrochelidon pyrrhonota</i>
mourning dove	<i>Zenaida macroura</i>
black phoebe	<i>Sayornis nigricans</i>
bushtit	<i>Psaltriparus minimus</i>
western kingbird	<i>Tyrannus verticalis</i>
northern mockingbird	<i>Mimus polyglottos</i>
California scrub-jay	<i>Aphelocoma californica</i>
American crow	<i>Corvus brachyrhynchos</i>
Common raven	<i>Corvus corax</i>

APPENDIX B

POTENTIAL FOR SPECIAL STATUS SPECIES TO OCCUR WITHIN THE STUDY AREA

Appendix B. Potential for special-status plant and wildlife species to occur in the Study Area. List compiled from the U.S. Fish and Wildlife Service (USFWS) IPaC Trust Report (USFWS 2017), a search of the California Department of Fish and Wildlife (CDFW) Natural Diversity Database (CDFW 2017) and the California Native Plant Society Inventory of Rare and Endangered Plants for the Florin, Clarksburg, Sacramento West, and Sacramento East U.S. Geological Survey 7.5' quadrangles (USGS 2015a-d), a review of historical and current satellite imagery (Google Earth 2017, NETR 2017), and a review of other CDFW and USFWS lists, and publications (Shuford and Gardali 2008, Tomson et al. 2016, USFWS 2008, WBWG 2017).

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
Plants				
Ferris' milk-vetch <i>Astragalus tener var. ferrisiae</i>	Rank 1B.1	Meadows and seeps (vernally mesic), valley and foothill grassland (subalkaline flats). Elevation ranges from 10 to 250 feet (2 to 75 meters). Blooms Apr-May.	Unlikely. The Study Area does not contain meadows and seeps or valley and foothill grassland habitats. The Study Area contains alkaline substrate, but it is highly disturbed as a result of regular plowing and vehicle usage, making it unlikely to support this species.	No further actions are recommended for this species.
bristly sedge <i>Carex comosa</i>	Rank 2B.1	Coastal prairie, marshes and swamps (lake margins), valley and foothill grassland. Elevation ranges from 0 to 2050 feet (0 to 625 meters). Blooms May-Sep.	No Potential. The Study Area does not contain coastal prairie, marsh and swamp, or valley and foothill grassland habitats.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
Parry's rough tarplant <i>Centromadia parryi ssp. rudis</i>	Rank 4.2	Valley and foothill grassland, vernal pools/alkaline, vernal mesic, seeps, sometimes roadsides. Elevation ranges from 0 to 330 feet (0 to 100 meters). Blooms May-Oct.	Present. The Study Area does not contain valley and foothill grassland or vernal pool habitats, but it does contain alkaline substrate, and this species is disturbance-tolerant. A single individual of this species was observed within the cell tower access road in the southeastern portion of the Study Area.	Although only a single individual of this species was observed on July 7, 2017, it could act as a seed source for the adjacent areas in upcoming years. Appropriately timed pre-construction surveys are recommended for this species.
Peruvian dodder <i>Cuscuta obtusiflora var. glandulosa</i>	Rank 2B.2	Marshes and swamps (freshwater). Elevation ranges from 50 to 920 feet (15 to 280 meters). Blooms Jul-Oct.	No Potential. The Study Area does not contain marsh or swamp habitats.	No further actions are recommended for this species.
dwarf downingia <i>Downingia pusilla</i>	Rank 2B.2	Valley and foothill grassland (mesic), vernal pools. Elevation ranges from 0 to 1460 feet (1 to 445 meters). Blooms Mar-May.	No Potential. The Study Area does not contain valley and foothill grassland or vernal pool habitats.	No further actions are recommended for this species.
hogwallow starfish <i>Hesperevax caulescens</i>	Rank 4.2	Valley and foothill grassland (mesic, clay), vernal pools (shallow)/sometimes alkaline. Elevation ranges from 0 to 1660 feet (0 to 505 meters). Blooms Mar-Jun.	Unlikely. The Study Area does not contain valley and foothill grassland or vernal pool habitats. The Study Area contains alkaline substrate, but it is highly disturbed as a result of regular plowing and vehicle usage, making it unlikely to support this species.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
woolly rose-mallow <i>Hibiscus lasiocarpus</i> <i>var. occidentalis</i>	Rank 1B.2	Marshes and swamps (freshwater)/often in riprap on sides of levees.. Elevation ranges from 0 to 390 feet (0 to 120 meters). Blooms Jun-Sep.	No Potential. The Study Area does not contain marsh or swamp habitats.	No further actions are recommended for this species.
Northern California black walnut <i>Juglans hindsii</i>	Rank 1B.1	Riparian forest, riparian woodland. Elevation ranges from 0 to 1440 feet (0 to 440 meters). Blooms Apr-May.	No Potential. The Study Area does not contain riparian forest or riparian woodland habitats.	No further actions are recommended for this species.
legenere <i>Legenere limosa</i>	Rank 1B.1	Vernal pools. Elevation ranges from 0 to 2890 feet (1 to 880 meters). Blooms Apr-Jun.	No Potential. The Study Area does not contain vernal pool habitat.	No further actions are recommended for this species.
Heckard's pepper-grass <i>Lepidium latipes var. heckardii</i>	Rank 1B.2	Valley and foothill grassland (alkaline flats). Elevation ranges from 10 to 660 feet (2 to 200 meters). Blooms Mar-May.	Unlikely. The Study Area does not contain valley and foothill grassland habitat. The Study Area contains alkaline substrate, but it is highly disturbed as a result of regular plowing and vehicle usage, making it unlikely to support this species.	No further actions are recommended for this species.
Mason's lilaepsis <i>Lilaepsis masonii</i>	SR, Rank 1B.1	Marshes and swamps (brackish or freshwater), riparian scrub. Elevation ranges from 0 to 30 feet (0 to 10 meters). Blooms Apr-Nov.	No Potential. The Study Area does not contain marsh, swamp, or riparian scrub habitats.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
Sanford's arrowhead <i>Sagittaria sanfordii</i>	Rank 1B.2	Marshes and swamps (assorted shallow freshwater). Elevation ranges from 0 to 2130 feet (0 to 650 meters). Blooms May-Oct (Nov).	No Potential. The Study Area does not contain marsh or swamp habitats.	No further actions are recommended for this species.
Suisun Marsh aster <i>Symphyotrichum lentum</i>	Rank 1B.2	Marshes and swamps (brackish and freshwater). Elevation ranges from 0 to 10 feet (0 to 3 meters). Blooms (Apr), May-Nov.	No Potential. The Study Area does not contain marsh or swamp habitats.	No further actions are recommended for this species.
saline clover <i>Trifolium hydrophilum</i>	Rank 1B.2	Marshes and swamps, valley and foothill grassland (mesic, alkaline), vernal pools. Elevation ranges from 0 to 980 feet (0 to 300 meters). Blooms Apr-Jun.	Unlikely. The Study Area does not contain marsh, swamp, valley and foothill grassland, or vernal pool habitats. The Study Area contains alkaline substrate, but it is highly disturbed as a result of regular plowing and vehicle usage, making it unlikely to support this species.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
Mammals				
American badger <i>Taxidea taxus</i>	SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Requires friable soils and open, uncultivated ground. Preys on burrowing rodents.	Unlikely. Suitable herbaceous habitat within the Study Area has been regularly disked and no badger burrows were observed during the July 7, 2017 site visit. The nearest documented occurrence of this species to the Study Area is approximately 6 miles east of the site (CDFW 2017a). Additionally, the Study Area is located within an area of suburban development, likely precluding this species from colonizing the site.	No further actions are recommended for this species.
ringtail (ring-tailed cat) <i>Bassariscus astutus</i>	CFP	Is widely distributed throughout most of California, but absent from some portions of the Central Valley and northeastern California. The species is nocturnal, primarily carnivorous and is associated with a mixture of dry forest and shrubland in close association with rocky areas and riparian habitat, using hollow trees and cavities for shelter. Usually not found more than 1 km (0.6 mi) from permanent water.	Unlikely. Although the Study Area contains some large oaks, it is located within large expanses or urban development, and the small size of the site and location likely preclude this species.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
pallid bat <i>Antrozous pallidus</i>	SSC, WBWG	Found in deserts, grasslands, shrublands, woodlands, and forests. Most common in open, forages along river channels. Roost sites include crevices in rocky outcrops and cliffs, caves, mines, trees and various human structures such as bridges, barns, and human-occupied as well as vacant buildings. Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	Moderate Potential. Large trees along the perimeter of the Study Area may contain cavities suitable for roosting, and open herbaceous areas within the Study Area may provide suitable foraging habitat.	Refer to Section 5 of the text for recommendations for this species.
hoary bat <i>Lasiurus cinereus</i>	WBWG	Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.	Moderate Potential. Large trees along the perimeter of the Study Area may be suitable for roosting, and open herbaceous areas within the Study Area may provide suitable foraging habitat.	Refer to Section 5 of the text for recommendations for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
western red bat <i>Lasiurus blossevillii</i>	SSC, WBWG	This species is typically solitary, roosting primarily in the foliage of trees or shrubs. Day roosts are commonly in edge habitats adjacent to streams or open fields, in orchards, and sometimes in urban areas. There may be an association with intact riparian habitat (particularly willows, cottonwoods, and sycamores).	Moderate Potential. Large trees along the perimeter of the Study Area may be suitable for roosting, and open herbaceous areas within the Study Area may provide suitable foraging habitat.	Refer to Section 5 of the text for recommendations for this species.
Birds				
golden eagle <i>Aquila chrysaetos</i>	CFP, BCC, EPA	Resident in rolling foothills, mountain areas, sage-juniper flats, and desert. Cliff-walled canyons provide nesting habitat in most parts of range; also nests in large trees in open areas.	Unlikely. Although the Study Area contains some large trees, it is situated within an area of suburban development with disturbance levels that reduce the quality of the site for nesting. This species may occasionally forage within the Study Area, but is unlikely to nest there.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
bald eagle <i>Haliaeetus leucocephalus</i>	FD, SE, CFP, BCC, EPA	Occurs year-round in California, but primarily a winter visitor. Nests in large trees in the vicinity of larger lakes, reservoirs and rivers. Wintering habitat somewhat more variable but usually features large concentrations of waterfowl or fish.	Unlikely. Although the Study Area contains some large trees, it is situated within an area of suburban development with disturbance levels that reduce the quality of the site for nesting.	No further actions are recommended for this species.
ferruginous hawk <i>Buteo regalis</i>	BCC	Winter visitor. Frequents open habitats including grasslands, sagebrush flats, desert scrub, low foothills surrounding valleys and fringes of pinyon-juniper habitats. Preys on rodents and other vertebrates.	Unlikely. The Study Area provides suitable foraging habitat for wintering birds; however this species does not breed in California.	No further actions are recommended for this species.
Swainson's hawk <i>Buteo swainsonii</i>	ST, BCC	Summer resident in the region. Forages in grasslands and nests in the immediate vicinity, often in relatively isolated, trees or tree groves. Most of the California population breeds in the Central Valley. Forages on insects and rodents, also other vertebrates.	Present. This species was observed soaring over the Study Area during the July 7, 2017 site visit. The Study Area contains grassland foraging habitat for this species. Nesting has been documented 0.5 mile to the south along the Sacramento River. No large stick nests were observed in the trees within and adjacent to the Study Area during the site visit, but these trees may be suitable for nesting.	Refer to Section 5 of the text for recommendations for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
northern harrier <i>Circus cyaneus</i>	SSC	Nests and forages in grassland habitats, usually in association with coastal salt and freshwater marshes. Nests on ground in shrubby vegetation, usually at marsh edge; nest built of a large mound of sticks in wet areas. May also occur in alkali desert sinks.	Unlikely. While the Study Area and adjacent areas contain some grassland habitat suitable for foraging and/or nesting, the Study Area does not contain marsh habitats to support nesting, and the site is regularly disked which precludes nesting.	No further actions are recommended for this species.
white-tailed kite <i>Elanus leucurus</i>	CFP	Year-round resident in coastal and valley lowlands with scattered trees and large shrubs, including grasslands, marshes and agricultural areas. Nests in trees, of which the type and setting are highly variable. Preys on small mammals and other vertebrates.	Present. This species was observed foraging within the Study Area during the July 7, 2017 site visit and oaks along the perimeter of the site are suitable for nesting.	Refer to Section 5 of the text for recommendations for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
burrowing owl <i>Athene cunicularia</i>	BCC, SSC	Inhabits, dry annual or perennial grassland, desert and scrubland characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably California ground squirrel.	<p>Unlikely. A couple of ground squirrel burrows were observed in the Study Area, but only on the northern perimeter in an undisked, compacted gravel mound within 5 feet of Koltz Ranch Court. This one area is small, heavily disturbed, and experiences frequent human and vehicle traffic. Additionally, the remainder of the site is regularly disked, which limits the ability of ground squirrels to colonize the majority of the site. Currently the site is not likely to support burrowing owl occupation, but if management regimes change such that ground squirrels may colonize the Study Area and vegetation is kept short, the site may become suitable for burrowing owl.</p>	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
short-eared owl <i>Asio flammeus</i>	SSC	Occurs year-round, but primarily as a winter visitor; breeding very restricted in most of California. Found in open, treeless areas (e.g., marshes, grasslands) with elevated sites for foraging perches and dense herbaceous vegetation for roosting and nesting. Preys mostly on small mammals, particularly voles.	Unlikely. The Study Area and adjacent areas do not contain marshes to support nesting for this species, and because the Study Area is surrounded by development and is regularly disked, the quality of the foraging habitat is diminished.	No further actions are recommended for this species.
long-eared owl <i>Asio otus</i>	SSC	Occurs year-round in California. Nests in trees in a variety of woodland habitats, including oak and riparian, as well as tree groves. Requires adjacent open land with rodents for foraging, and the presence of old nests of larger birds (hawks, crows, magpies) for breeding.	Unlikely. Although the Study Area contains oak trees, it does not contain mature riparian communities and it is situated within an area of primarily suburban development and is regularly disked, all of which provide poor habitat for this species.	No further actions are recommended for this species.
least bittern <i>Ixobrychus exilis</i>	SSC, BCC	Summer resident in portions of the Central Valley and southern California. Typically breeds in deeper freshwater marshes with dense emergent and woody vegetation.	Unlikely. The Study Area does not contain marsh or wetland habitat to support this species.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
<p>purple martin <i>Progne subis</i></p>	<p>SSC</p>	<p>Inhabits woodlands and low elevation coniferous forests. Nests in old woodpecker cavities and human-made structures. Nest is often located in tall, isolated tree or snag.</p>	<p>Unlikely. The Study Area and adjacent areas do not contain large expanses of woodland, forest, or human-made structures to support nesting in this species. Nearby occurrences are focused around road bridges, elevated drainage holes, and wooded and riparian preserve lands (eBird 2016, CDFW 2017a). The lack of habitat and the development surrounding the Study Area reduce the likelihood this species will occur on the site. This species may occasionally fly over the Study Area.</p>	<p>No further actions are recommended for this species.</p>

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
bank swallow <i>Riparia riparia</i>	ST	Migrant in riparian and other lowland habitats in western California. Colonial nester in riparian areas with vertical cliffs and banks with fine-textured or fine-textured sandy soils near streams, rivers, lakes or the ocean. Historical range in southern and central areas of California has been eliminated by loss of nesting habitat due to flood and erosion-control projects, but currently is known to breed in Siskiyou, Shasta, and Lassen Cos., and along Sacramento River from Shasta Co. south to Yolo Co.	Unlikely. The Study Area and adjacent areas do not contain cliffs or riparian habitats suitable for this species. All documented occurrences of this species within 8 miles of the Study Area occurred along the American River to the south and east of the site (eBird 2017 CDFW 2017a).	No further actions are recommended for this species.
Nuttall's woodpecker <i>Picoides nuttallii</i>	BCC	Year-round resident in lowland woodlands throughout much of California west of the Sierra Nevada. Typical habitat is dominated by oaks; also occurs in riparian woodland. Nests in tree cavities.	Moderate Potential. This species is locally common, and large oaks within the Study Area provide foraging habitat and may contain cavities suitable for nesting (eBird 2017).	Refer to Section 5 of the text for recommendations for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
loggerhead shrike <i>Lanius ludovicianus</i>	BCC, SSC	Found in broken woodlands, savannah, pinyon-juniper, Joshua tree and riparian woodlands, and desert oases, scrub, and washes. Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	Moderate Potential. This species is locally common, and large oaks within the Study Area provide foraging habitat and may contain cavities suitable for nesting (eBird 2017).	Refer to Section 5 of the text for recommendations for this species.
least bell's vireo <i>Vireo bellii pusillus</i>	FE, SE	Summer resident. Breeds in riparian habitat along perennial or intermittent rivers and creeks; prefers a multi-tiered canopy with dense early successional vegetation in the understory. Willows, mulefat and other understory species are typically used for nesting.	Unlikely. The Study Area and adjacent areas do not contain contiguous riparian habitat to support this species, and the regional documented occurrences of this species in the past 100 years are west of the Study Area in the Yolo Bypass Wildlife Refuge (eBird 2017, CDFW 2017a).	No further actions are recommended for this species.
western yellow-billed cuckoo <i>Coccyzus americanus occidentalis</i>	FT, SE, BCC	Summer resident, breeding in dense riparian forests and jungles, typically with early successional vegetation present. Utilizes densely-foliaged deciduous trees and shrubs. Eats mostly caterpillars. Current breeding distribution within California very restricted.	Unlikely. The Study Area does not contain dense riparian forest, and the Study Area is outside this species' very restricted range in northern California. Additionally, all recent occurrences have been centered on the American River, 8 miles north of the Study Area (eBird 2017).	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
yellow-billed magpie <i>Pica nuttalli</i>	BCC	Oak savanna with large trees and large expanses of open ground. The Central Valley floor, gentle slopes, and open park-like areas including along stream courses. Grasslands, pasture, or cultivated fields are needed for foraging.	Moderate Potential. This species is locally common, and the Study Area provides open foraging habitat and large oaks suitable for nesting (eBird 2017).	Refer to Section 5 of the text for recommendations for this species.
oak titmouse <i>Baeolophus inornatus</i>	BCC	Occurs year-round in woodland and savannah habitats where oaks are present, as well as riparian areas. Nests in tree cavities.	Moderate Potential. This species is locally common, and large oaks within the Study Area provide foraging habitat and may contain cavities suitable for nesting (eBird 2017).	Refer to Section 5 of the text for recommendations for this species.
yellow-breasted chat <i>Icteria virens</i>	SSC	Summer resident, occurring in riparian areas with an open canopy, very dense understory, and trees for song perches. Nests in thickets of willow, blackberry, and wild grape.	Unlikely. The Study Area does not contain and is not adjacent to riparian environments with dense vegetation to support nesting for this species. This species may occasionally fly over the Study Area, but it will not nest there.	No further actions are recommended for this species.
tricolored blackbird <i>Agelaius tricolor</i>	SC, BCC, SSC	Usually nests over or near freshwater in dense cattails, tules, or thickets of willow, blackberry, wild rose or other tall herbs. Nesting area must be large enough to support about 50 pairs.	Unlikely. The Study Area does not contain and is not adjacent to wetlands with dense emergent vegetation to support nesting for this species. This species may occasionally fly over the Study Area, but it will not nest there.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
yellow-headed blackbird <i>Xanthocephalus xanthocephalus</i>	SSC	Summer resident. Breeds colonially in freshwater emergent wetlands with dense vegetation and deep water, often along borders of lakes or ponds. Requires abundant large insects such as dragonflies; nesting is timed for maximum emergence of insect prey.	Unlikely. The Study Area does not contain and is not adjacent to wetlands with dense emergent vegetation to support nesting for this species. This species may occasionally fly over the Study Area, but it will not nest there.	No further actions are recommended for this species.
grasshopper sparrow <i>Ammodramus savannarum</i>	SSC	Summer resident in the region. Breeds in open grassland habitats, generally with low- to moderate-height grasses and scattered shrubs.	Unlikely. The Study Area is surrounded on all sides by suburban development and does not contain the large amounts of open grassland habitat this species prefers. Also, the Study Area is regularly disked, which reduces the amount of grasslands available and would likely preclude nesting.	No further actions are recommended for this species.
song sparrow (Modesto Population) <i>Melospiza melodia mailliardi</i>	SSC, BCC	Restricted to the Sacramento and extreme northern San Joaquin Valleys from Colusa County south to Stanislaus County. Associated with woody riparian habitat and freshwater marshes.	Moderate Potential. The Study Area contains herbaceous areas adjacent to a drainage channel with emergent vegetation (the channel is located outside of the Study Area) which may support foraging and nesting, although there are no large marshes within the Study Area, reducing the site's habitat quality for this subspecies.	Refer to Section 5 of the text for recommendations for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
Reptiles and Amphibians				
western spadefoot <i>Spea (=Scaphiopus) hammondii</i>	SSC	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands. Shallow temporary pools formed by winter rains are essential for breeding and egg-laying.	Unlikely. The Study Area does not contain seasonal pools that may support this species and the site is regularly disked and has been surrounded on all sides by suburban development for at least 15 years (aerial photography), making colonization of the site unlikely.	No further actions are recommended for this species.
California red-legged frog <i>Rana draytonii</i>	FT, SSC	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11 to 20 weeks of permanent water for larval development. Must have access to estivation habitat.	No Potential. While the Study Area, is within this species' historic range, red-legged frog is considered extirpated in the region. There are no documented occurrences of this species within 10 miles of the Study Area (CDFW 2017a).	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
<p>California tiger salamander <i>Ambystoma californiense</i></p>	<p>FE/FT, ST</p>	<p>Populations in Santa Barbara and Sonoma Counties are currently listed as endangered, and the Central Valley populations are listed as threatened. Inhabits grassland, oak woodland, ruderal and seasonal pool habitats. Seasonal ponds and vernal pools are crucial to breeding. Adults utilize mammal burrows as estivation habitat.</p>	<p>No Potential. This species generally does not occur north of the American River. There are no documented occurrences of this species within 7 miles of the Study Area (CDFW 2017a).</p>	<p>No further actions are recommended for this species.</p>
<p>giant garter snake <i>Thamnophis gigas</i></p>	<p>FT, ST</p>	<p>Prefers freshwater marsh and low gradient streams. Has adapted to drainage canals and irrigation ditches. This is the most aquatic of the garter snakes in California.</p>	<p>Unlikely. The Study Area does not contain stream or marsh habitat to support this species, and the drainage channel west of the Study Area contains too little water to support this species. Also, although the channel feeds into the Sacramento River, it goes through a treatment station which would not allow snakes in the vicinity to move upstream. Furthermore, the Study Area is surrounded by urban development, further limiting access to the Study Area.</p>	<p>No further actions are recommended for this species.</p>

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
Pacific pond turtle <i>Actinemys marmorata</i>	SSC	Occurs in perennial ponds, lakes, rivers and streams with suitable basking habitat (mud banks, mats of floating vegetation, partially submerged logs) and submerged shelter.	Unlikely. The Study Area does not contain ponded aquatic areas to support turtles, and the drainage channel west of the Study Area contains too little water to support this species. Also, although the channel feeds into the Sacramento River, it goes through a treatment station which would not allow turtles to move upstream. Furthermore, the Study Area is surrounded by urban development, further limiting access to the Study Area.	No further actions are recommended for this species.
Fishes				
green sturgeon <i>Acipenser medirostris</i>	FT, SSC	Spawn in the Sacramento River and the Klamath River. Spawn at temperatures between 8-14 degrees C. Preferred spawning substrate is large cobble, but can range from clean sand to bedrock.	No Potential. The Study Area does not contain any aquatic environments to support fish.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
longfin smelt <i>Spirinchus thaleichthys</i>	FC, ST, SSC	Euryhaline, nektonic and anadromous. Found in open waters of estuaries, mostly in middle or bottom of water column. Prefer salinities of 15 to 30 ppt, but can be found in completely freshwater to almost pure seawater.	No Potential. The Study Area does not contain any aquatic environments to support fish.	No further actions are recommended for this species.
Sacramento perch <i>Archoplites interruptus</i>	SSC	Historically found in the sloughs, slow-moving rivers, and lakes of the Central Valley. Prefer warm water. Aquatic vegetation is essential for young. Tolerate wide range of physio-chemical water conditions.	No Potential. The Study Area does not contain any aquatic environments to support fish.	No further actions are recommended for this species.
Sacramento splittail <i>Pogonichthys macrolepidotus</i>	SSC	Endemic to the lakes and rivers of the Central Valley, but now confined to the Sacramento Delta, Suisun Bay and associated marshes. Occurs in slow-moving river sections and dead end sloughs. Requires flooded vegetation for spawning and foraging for young. Splittail are primarily freshwater fish, but are tolerant of moderate salinity and can live in water where salinity levels reach of 10-18 parts per thousand.	No Potential. The Study Area does not contain any aquatic environments to support fish.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
<p>Chinook salmon - central valley spring-run ESU <i>Oncorhynchus tshawytscha</i></p>	<p>FT,ST</p>	<p>Occurs in the Feather River and the Sacramento River and its tributaries, including Butte, Mill, Deer, Antelope and Beegum Creeks. Adults enter the Sacramento River from late March through September. Adults migrate upstream to spawn in cool, clear, well-oxygenated streams from mid-August through early October. Juveniles migrate soon after emergence as young-of-the-year, or remain in freshwater and migrate as yearlings.</p>	<p>No Potential. The Study Area does not contain any aquatic environments to support fish.</p>	<p>No further actions are recommended for this species.</p>
<p>Chinook salmon – Sacramento winter-run ESU <i>Oncorhynchus tshawytscha</i></p>	<p>FE, SE, NMFS</p>	<p>Occurs in the Sacramento River below Keswick Dam. Spawns in the Sacramento River but not in tributary streams. Requires clean, cold water over gravel beds with water temperatures between 6 and 14 degrees C for spawning. Adults migrate upstream to spawn in cool, clear, well-oxygenated streams. Juveniles typically migrate to the ocean soon after emergence from the gravel.</p>	<p>No Potential. The Study Area does not contain any aquatic environments to support fish.</p>	<p>No further actions are recommended for this species.</p>

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
steelhead - central valley DPS <i>Oncorhynchus mykiss irideus</i>	FT, NMFS	The Central Valley ESU includes all naturally spawned populations (and their progeny) in the Sacramento and San Joaquin Rivers and their tributaries, excluding San Francisco and San Pablo bays and their tributaries. Preferred spawning habitat for steelhead is in cool to cold perennial streams with high dissolved oxygen levels and fast flowing water. Abundant riffle areas for spawning and deeper pools with sufficient riparian cover for rearing are necessary for successful breeding.	No Potential. The Study Area does not contain any aquatic environments to support fish.	No further actions are recommended for this species.
Invertebrates				
valley elderberry longhorn beetle <i>Desmocerus californicus dimorphus</i>	FT, SSI	Occurs only in the central valley of California, in association with blue elderberry (<i>Sambucus mexicana</i>). Prefers to lay eggs in elderberry 2 to 8 inches in diameter; some preference shown for "stressed" elderberry.	No Potential. No <i>Sambucus</i> plants were observed during the May 2015 site visit.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
vernal pool fairy shrimp <i>Branchinecta lynchi</i>	FT, SSI	Endemic to the grasslands of the Central Valley, central coast mountains, and south coast mountains, in astatic rain-filled pools. Inhabits small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.	No Potential. The Study Area does not contain vernal pools or other seasonal pools to support this species. Also the Study Area is regularly disked, which disturbs the soils and would prevent such pools from forming.	No further actions are recommended for this species.
midvalley fairy shrimp <i>Branchinecta mesovallensis</i>	SSI	Vernal pools in the Central Valley in Sacramento, Solano, Merced, Madera, San Joaquin, Fresno, and Contra Costa counties.	No Potential. The Study Area does not contain vernal pools or other seasonal pools to support this species. Also the Study Area is regularly disked, which disturbs the soils and would prevent such pools from forming.	No further actions are recommended for this species.
vernal pool tadpole shrimp <i>Lepidurus packardi</i>	FE, SSI	Inhabits vernal pools and swales in the Sacramento Valley containing clear to highly turbid water. Pools commonly found in grass bottomed swales of unplowed grasslands. Some pools are mud-bottomed and highly turbid.	No Potential. The Study Area does not contain vernal pools or other seasonal pools to support this species. Also the Study Area is regularly disked, which disturbs the soils and would prevent such pools from forming.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE	RECOMMENDATIONS
California linderiella <i>Linderiella occidentalis</i>	SSI	Seasonal pools in unplowed grasslands with old alluvial soils underlain by hardpan or in sandstone depressions. Water in the pools has very low alkalinity, conductivity, and TDS	No Potential. The Study Area does not contain vernal pools or other seasonal pools to support this species. Also the Study Area is regularly disked, which disturbs the soils and would prevent such pools from forming.	No further actions are recommended for this species.

*** Key to status codes:**

FE	Federal Endangered
FT	Federal Threatened
FD	Federal Delisted
BCC	USFWS Birds of Conservation Concern
SE	State Endangered
ST	State Threatened
SC	State Candidate
SSC	CDFW Species of Special Concern
SSI	CDFW Special-Status Invertebrate
CFP	CDFW Fully Protected Animal
WBWG	Western Bat Working Group (High or Medium) Priority species
NMFS	Species under the Jurisdiction of the NMFS
EPA	Eagle Protection Act Species
Rank 1A	CRPR Rank 1A: Presumed extirpated in California and either rare or extinct elsewhere
Rank 1B	CRPR Rank 1B: Plants rare, threatened or endangered in California and elsewhere
Rank 2B	CRPR Rank 2B: Plants rare, threatened, or endangered in California, but more common elsewhere
Rank 3	CRPR Rank 3: Plants about which CNPS needs more information (a review list)
Rank 4	CRPR Rank 4: Plants of limited distribution – a watch list

APPENDIX C

REPRESENTATIVE PHOTOGRAPHS OF THE STUDY AREA



Photograph 1. The potential wetland feature location within the northern portion of the Study Area. Photo taken from the northern access road at the northern entrance to the Study Area. View facing east. Photograph taken July 7, 2017.



Photograph 2. An example of the Ruderal Herbaceous biological community. The image shows the small cell tower at the southern end of the Study Area. View facing southeast. Photograph taken July 7, 2017.



Photograph 3. The image shows Parry's rough tarplant (*Centromadia parryi* ssp. *rudis*), a Rank 4.2 species. The single individual was located in the southern portion of the Study Area in the cell tower access road. Photograph taken July 7, 2017.



Photograph 4. An example of the Ruderal Herbaceous biological community. The image shows the row of trees along the western border of the Study Area as well as the Shell station adjacent to the north of the Study Area. View facing northwest. Photograph taken July 7, 2017.



Photograph 5. The image shows the concrete drainage ditch within the northwestern portion border of the Study Area. View facing southwest. Photograph taken July 7, 2017.



Photograph 6. An example of the Ruderal Herbaceous biological community located in the northwestern portion of the Study Area, south of the Shell station. View facing east. Photograph taken July 7, 2017.

Appendix B

Tree Inventory



Memorandum

To: Karen Garrett, Spanos Corporation

From: Michael Josselyn, PhD PWS
josselyn@wra-ca.com
ext. 1250

Cc:

Date: May 2, 2018

Subject: Klotz Ranch property: Tree Survey

The purpose of this memo is to provide information on a tree survey that was conducted on the Klotz Ranch property on April 30, 2018. The survey was done to assess trees located on or near the property boundary. The survey was done to measure and determine those trees that would be subject to the City of Sacramento Tree Ordinance. Under that ordinance, a permit is required to perform regulated work on “City Trees” or “Private Protected Trees” (which includes trees formerly referred to as “Heritage Trees”). Private protected trees are defined as trees designated to have special historical value, special environmental value, or significant community benefit, and is located on private property. Private protected trees are those trees that meet the following criteria:

- All native trees at 12 inch DSH*. Native trees include: Coast, Interior, Valley and Blue Oaks, CA Sycamore and Buckeye.
- All trees at 32 inch DSH with an existing single family or duplex dwelling.
- All trees at 24 inch DSH on undeveloped land or any other type of property such as commercial, industrial, and apartments.

* DSH = Diameter Standard Height. Learn how to measure a tree’s DSH.

Approved permits are required before work can be performed. If a property owner plans to perform work on a City or private protected tree, a Tree Permit Application must be submitted. Once received by the Urban Forestry office, permit applications are generally processed within ten (10) business days. This time frame can vary based on the nature of the request and volume of requests received at any given time. Applications will be charged a fee of \$50 to cover arborist costs, and an invoice will be mailed to the applicant after processing.

Six trees within the property boundaries meet the description of private protected trees according to the City of Sacramento Tree Ordinance (Table 1). Eighteen trees have driplines that overhang the property boundaries. Tree locations on the property are presented in Figure 1. Pictures of each tree are available from WRA.

The City of Sacramento does not require mitigation for the removal of private protected trees. However, should the project require a CEQA analysis prior to development, the CEQA document may require mitigation at a ratio up to 5:1.

Table 1. Tree inventory summary table

Tree #	Species	Common Name	DSH (Inches)	Trunk In/Out of Study Area	Health	Photos	Comments
1	<i>Quercus lobata</i>	Valley oak	21	Out	Good, galls present	1482-1486	
2	<i>Quercus lobata</i>	Valley oak	14	Out	Good, galls present	1487-1492	
3	<i>Quercus lobata</i>	Valley oak	23	Out	Good, galls present, minor dieback	1493-1498	
4	<i>Quercus lobata</i>	Valley oak	16.75	Out	Fair, galls present, minor dieback, stunted	1499-1506	
5	<i>Quercus lobata</i>	Valley oak	47	Out	Dead, burned, defoliated	1507-1525	
6	<i>Ailanthus altissima</i>	Tree of heaven	50.5	Out	Good, healthy and vigorous	1526-1531	
7	<i>Quercus lobata</i>	Valley oak	24.5	Out	Good, galls present, slightly dominated by adjacent tree	1532-1540	
8	<i>Quercus lobata</i>	Valley oak	38	In	Good, galls present, dominant tree, health and vigorous	1541-1546	
9	<i>Quercus lobata</i>	Valley oak	12+	Out	Good, healthy and vigorous	1547-1554	Rooted far outside fence, but dripline in Study Area
10	<i>Quercus lobata</i>	Valley oak	26.5	In	Good, vine wrapping present but not significant	1555-1568	
11	<i>Quercus lobata</i>	Valley oak	39	In	Good, galls present, vine wrapping present but not significant	1569-1582	
12	<i>Quercus lobata</i>	Valley oak	29	In	Good, dominant tree, health and vigorous	1583-1591	
13	<i>Quercus lobata</i>	Valley oak	13	In	Good, minor dieback	1592-1599	
14	<i>Quercus lobata</i>	Valley oak	35	In	Good, galls present	1600-1610	
15	<i>Quercus lobata</i>	Valley oak	12+	Out	Good, galls present	1611-1620	Rooted far outside fence, but dripline in Study Area
16	<i>Quercus lobata</i>	Valley oak	12+	Out	Fair, galls present, somewhat stunted/suppressed	1621-1626	Rooted far outside fence, but dripline in Study Area
17	<i>Quercus lobata</i>	Valley oak	16	Out	Fair, leaning somewhat	1627-1634	
18	<i>Quercus lobata</i>	Valley oak	14	Out	Good, healthy and vigorous	1635-1641	



Figure 1: Private protected tree locations within the property boundaries. The tree locations are marked with a red circle.

Appendix C

Biological Database Searches

C-1 California Natural Diversity Database Search



Selected Elements by Scientific Name
California Department of Fish and Wildlife
California Natural Diversity Database



Query Criteria: Quad (Florin (3812144) OR Clarksburg (3812145) OR Sacramento West (3812155) OR Sacramento East (3812154))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Accipiter cooperii</i> Cooper's hawk	ABNKC12040	None	None	G5	S4	WL
<i>Agelaius tricolor</i> tricolored blackbird	ABPBXB0020	None	Threatened	G2G3	S1S2	SSC
<i>Archoplites interruptus</i> Sacramento perch	AFCQB07010	None	None	G2G3	S1	SSC
<i>Ardea alba</i> great egret	ABNGA04040	None	None	G5	S4	
<i>Ardea herodias</i> great blue heron	ABNGA04010	None	None	G5	S4	
<i>Astragalus tener var. ferrisiae</i> Ferris' milk-vetch	PDFAB0F8R3	None	None	G2T1	S1	1B.1
<i>Athene cunicularia</i> burrowing owl	ABNSB10010	None	None	G4	S3	SSC
<i>Branchinecta lynchi</i> vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
<i>Branchinecta mesoovallensis</i> midvalley fairy shrimp	ICBRA03150	None	None	G2	S2S3	
<i>Buteo regalis</i> ferruginous hawk	ABNKC19120	None	None	G4	S3S4	WL
<i>Buteo swainsoni</i> Swainson's hawk	ABNKC19070	None	Threatened	G5	S3	
<i>Carex comosa</i> bristly sedge	PMCYP032Y0	None	None	G5	S2	2B.1
<i>Centromadia parryi ssp. parryi</i> pappose tarplant	PDAST4R0P2	None	None	G3T2	S2	1B.2
<i>Cicindela hirticollis abrupta</i> Sacramento Valley tiger beetle	IICOL02106	None	None	G5TH	SH	
<i>Coccyzus americanus occidentalis</i> western yellow-billed cuckoo	ABNRB02022	Threatened	Endangered	G5T2T3	S1	
<i>Cuscuta obtusiflora var. glandulosa</i> Peruvian dodder	PDCUS01111	None	None	G5T4?	SH	2B.2
<i>Desmocerus californicus dimorphus</i> valley elderberry longhorn beetle	IICOL48011	Threatened	None	G3T2	S2	
<i>Downingia pusilla</i> dwarf downingia	PDCAM060C0	None	None	GU	S2	2B.2
<i>Elanus leucurus</i> white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP



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
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
Great Valley Cottonwood Riparian Forest Great Valley Cottonwood Riparian Forest	CTT61410CA	None	None	G2	S2.1	
Hibiscus lasiocarpus var. occidentalis woolly rose-mallow	PDMAL0H0R3	None	None	G5T3	S3	1B.2
Lasiurus cinereus hoary bat	AMACC05030	None	None	G5	S4	
Laterallus jamaicensis coturniculus California black rail	ABNME03041	None	Threatened	G3G4T1	S1	FP
Legenere limosa legenere	PDCAM0C010	None	None	G2	S2	1B.1
Lepidium latipes var. heckardii Heckard's pepper-grass	PDBRA1M0K1	None	None	G4T1	S1	1B.2
Lepidurus packardii vernal pool tadpole shrimp	ICBRA10010	Endangered	None	G4	S3S4	
Lilaeopsis masonii Mason's lilaeopsis	PDAPI19030	None	Rare	G2	S2	1B.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 pop. 11 steelhead - Central Valley DPS	AFCHA0209K	Threatened	None	G5T2Q	S2	
Oncorhynchus tshawytscha pop. 6 chinook salmon - Central Valley spring-run ESU	AFCHA0205A	Threatened	Threatened	G5	S1	
Oncorhynchus tshawytscha pop. 7 chinook salmon - Sacramento River winter-run ESU	AFCHA0205B	Endangered	Endangered	G5	S1	
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



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
<i>Riparia riparia</i> bank swallow	ABPAU08010	None	Threatened	G5	S2	
<i>Sagittaria sanfordii</i> Sanford's arrowhead	PMALI040Q0	None	None	G3	S3	1B.2
<i>Spirinchus thaleichthys</i> longfin smelt	AFCHB03010	Candidate	Threatened	G5	S1	
<i>Symphotrichum lentum</i> Suisun Marsh aster	PDASTE8470	None	None	G2	S2	1B.2
<i>Taxidea taxus</i> American badger	AMAJF04010	None	None	G5	S3	SSC
<i>Thamnophis gigas</i> giant gartersnake	ARADB36150	Threatened	Threatened	G2	S2	
<i>Trifolium hydrophilum</i> saline clover	PDFAB400R5	None	None	G2	S2	1B.2
<i>Vireo bellii pusillus</i> least Bell's vireo	ABPBW01114	Endangered	Endangered	G5T2	S2	
<i>Xanthocephalus xanthocephalus</i> yellow-headed blackbird	ABPBXB3010	None	None	G5	S3	SSC

Record Count: 49

C-2 USFWS List of Threatened
and Endangered Species
Database Search



United States Department of the Interior



FISH AND WILDLIFE SERVICE
San Francisco Bay-Delta Fish And Wildlife
650 Capitol Mall
Suite 8-300
Sacramento, CA 95814
Phone: (916) 930-5603 Fax: (916) 930-5654
[http://kim_squires@fws.gov](mailto:kim_squires@fws.gov)

In Reply Refer To:

January 24, 2020

Consultation Code: 08FBDT00-2020-SLI-0073

Event Code: 08FBDT00-2020-E-00174

Project Name: Klotz Ranch Apartments

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
-

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

San Francisco Bay-Delta Fish And Wildlife

650 Capitol Mall

Suite 8-300

Sacramento, CA 95814

(916) 930-5603

Project Summary

Consultation Code: 08FBDT00-2020-SLI-0073

Event Code: 08FBDT00-2020-E-00174

Project Name: Klotz Ranch Apartments

Project Type: DEVELOPMENT

Project Description: The proposed project consists of the construction and operation of an apartment complex on an approximately 12.7-acre property located within the Pocket community of the City of Sacramento. The proposed project includes the construction of a 266-unit apartment complex consisting of six, four-story buildings and a two-story clubhouse. Two multi-family residential buildings will each contain 49 units while the remaining four multi-family residential buildings will each contain 42 units. The clubhouse will provide 6,300 square feet of space. The proposed project would provide 140,662 square feet of open space, including 32,680 square feet of total amenity area and 107,982 square feet of open space landscape area.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/38.47875423542371N121.50672105606392W>



Counties: Sacramento, CA

Endangered Species Act Species

There is a total of 9 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Birds

NAME	STATUS
Yellow-billed Cuckoo <i>Coccyzus americanus</i> Population: Western U.S. DPS There is proposed critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3911	Threatened

Reptiles

NAME	STATUS
Giant Garter Snake <i>Thamnophis gigas</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4482	Threatened

Amphibians

NAME	STATUS
California Red-legged Frog <i>Rana draytonii</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2891	Threatened
California Tiger Salamander <i>Ambystoma californiense</i> Population: U.S.A. (Central CA DPS) There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2076	Threatened

Fishes

NAME	STATUS
Delta Smelt <i>Hypomesus transpacificus</i> There is final critical habitat for this species. Your location overlaps the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/321	Threatened

Insects

NAME	STATUS
Valley Elderberry Longhorn Beetle <i>Desmocerus californicus dimorphus</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7850	Threatened

Crustaceans

NAME	STATUS
Conservancy Fairy Shrimp <i>Branchinecta conservatio</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/8246	Endangered
Vernal Pool Fairy Shrimp <i>Branchinecta lynchi</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/498	Threatened
Vernal Pool Tadpole Shrimp <i>Lepidurus packardii</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2246	Endangered

Critical habitats

There is 1 critical habitat wholly or partially within your project area under this office's jurisdiction.

NAME	STATUS
Delta Smelt <i>Hypomesus transpacificus</i> https://ecos.fws.gov/ecp/species/321#crithab	Final

C-3 California Native Plant Society Database Search

*The database used to provide updates to the Online Inventory is under construction. [View updates and changes made since May 2019 here.](#)

Plant List

13 matches found. [Click on scientific name for details](#)

Search Criteria

California Rare Plant Rank is one of [1A, 1B, 2A, 2B], Found in Quads 3812144, 3812145 3812155 and 3812154;

[Modify Search Criteria](#) [Export to Excel](#) [Modify Columns](#) [Modify Sort](#) [Display Photos](#)

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
Astragalus tener var. ferrisiae	Ferris' milk-vetch	Fabaceae	annual herb	Apr-May	1B.1	S1	G2T1
Carex comosa	bristly sedge	Cyperaceae	perennial rhizomatous herb	May-Sep	2B.1	S2	G5
Centromadia parryi ssp. parryi	pappose tarplant	Asteraceae	annual herb	May-Nov	1B.2	S2	G3T2
Cuscuta obtusiflora var. glandulosa	Peruvian dodder	Convolvulaceae	annual vine (parasitic)	Jul-Oct	2B.2	SH	G5T4?
Downingia pusilla	dwarf downingia	Campanulaceae	annual herb	Mar-May	2B.2	S2	GU
Hibiscus lasiocarpus var. occidentalis	woolly rose-mallow	Malvaceae	perennial rhizomatous herb (emergent)	Jun-Sep	1B.2	S3	G5T3
Juglans hindsii	Northern California black walnut	Juglandaceae	perennial deciduous tree	Apr-May	1B.1	S1	G1
Legenere limosa	legenere	Campanulaceae	annual herb	Apr-Jun	1B.1	S2	G2
Lepidium latipes var. heckardii	Heckard's pepper-grass	Brassicaceae	annual herb	Mar-May	1B.2	S1	G4T1
Lilaeopsis masonii	Mason's lilaeopsis	Apiaceae	perennial rhizomatous herb	Apr-Nov	1B.1	S2	G2
Sagittaria sanfordii	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	1B.2	S3	G3
Symphyotrichum lentum	Suisun Marsh aster	Asteraceae	perennial rhizomatous herb	(Apr)May-Nov	1B.2	S2	G2
Trifolium hydrophilum	saline clover	Fabaceae	annual herb	Apr-Jun	1B.2	S2	G2

Suggested Citation

California Native Plant Society, Rare Plant Program. 2020. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website <http://www.rareplants.cnps.org> [accessed 02 March 2020].

Search the Inventory

[Simple Search](#)

[Advanced Search](#)

[Glossary](#)

Information

[About the Inventory](#)

[About the Rare Plant Program](#)

[CNPS Home Page](#)

[About CNPS](#)

[Join CNPS](#)

Contributors

[The Calflora Database](#)

[The California Lichen Society](#)

[California Natural Diversity Database](#)

[The Jepson Flora Project](#)

[The Consortium of California Herbaria](#)

[CalPhotos](#)

Questions and Comments

rareplants@cnps.org

© Copyright 2010-2018 California Native Plant Society. All rights reserved.

CHAPTER 3

Comments and Responses

3.1 Introduction

This section contains the comment letters that were received on the Draft EIR. Following each comment letter is a response by the City intended to supplement, clarify, or amend information provided in the Draft EIR or refer the reader to the appropriate place in the document where the requested information can be found. Comments that are not directly related to environmental issues may be discussed or noted for the record. Where text changes in the Draft EIR are warranted based upon comments on the Draft EIR, those changes are generally included following the response to comment. However, in some cases when the text change is extensive, the reader is instead referred to Chapter 2, Revisions to the Draft EIR, where all the text changes can be found.

This page intentionally left blank



November 3, 2020

Mr. Scott Johnson
City of Sacramento – Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

Subject: Notice of Availability of a Draft Environmental Impact Report for the Klotz Ranch Apartment Project (P19-070)

Dear Mr. Johnson,

The Sacramento Regional County Sanitation District (Regional San) has the following comments regarding the Notice of Availability of a Draft Environmental Impact Report for the Klotz Ranch Apartment project (P19-070).

The proposed project includes construction of a 266-unit apartment complex consisting of six, four-story residential buildings and a two-story clubhouse on a 12.7-acre site.

In February 2013, the Regional San Board of Directors adopted the Interceptor Sequencing Study (ISS). The ISS updated the Regional San Master Plan 2000. The ISS is located on the Regional San website at www.regionalsan.com/ISS.

Regional San is not a land-use authority. Regional San plans and designs its sewer systems using information provide from land use authorities. Regional San bases the projects identified within its planning documents on growth projections provided by these land-use authorities. Onsite and offsite environmental impacts associated with extending sewer services to this development should be contemplated within this Environmental Impact Report.

Customers receiving service from Regional San are responsible for rates and fees outlined within the latest Regional San ordinances. Fees for connecting to the sewer system recover the capital investment of sewer and treatment facilities that serves new customers. The Regional San ordinance is located on its website at www.regionalsan.com/ordinance.

Local sanitary sewer service for the proposed project site will be provided by the City of Sacramento’s (City) local sewer collection system. Ultimate conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP) for treatment and disposal will be provided via Sump 2/2A and the Regional San City Interceptor system. Cumulative impacts of the proposed project will need to be quantified by the project proponents to ensure that wet and dry weather capacity limitations within Sump 2/2A and the City Interceptor are not exceeded.

Main Office

10060 Goethe Road
Sacramento, CA 95827-3553
Tel: 916.876.6000
Fax: 916.876.6160

Treatment Plant

8521 Laguna Station Road
Elk Grove, CA 95758-9550
Tel: 916.875.9000
Fax: 916.875.9068

Board of Directors

Representing:

County of Sacramento

County of Yolo

City of Citrus Heights

City of Elk Grove

City of Folsom

City of Rancho Cordova

City of Sacramento

City of West Sacramento

Prabhakar Somavarapu

District Engineer

Ruben Robles

Director of Operations

Christoph Dobson

Director of Policy & Planning

Matthew Doyle

Director of Internal Services

Joseph Maestretti

Chief Financial Officer

Nicole Coleman

Public Affairs Manager

www.regionalsan.com

1

2

3

On March 13, 2013, Regional San approved the Wastewater Operating Agreement between Regional San and the City. The following limitations are outlined in the subject Agreement as follows:

<i>Service Area</i>	<i>Flow Rate (MGD)</i>
<i>Combined Flows from Sump 2 and Sump 2A</i>	<i>60</i>
<i>Combined flows from Sumps 2, 2A, 21, 55, and 119</i>	<i>98</i>
<i>Total to City Interceptor of combined flows from Sumps 2, 2A, 21, 55, 119, and five trunk connections</i>	<i>108.5</i>

If you have any questions regarding this letter, please feel free to contact me at (916) 876-6104 or by email at armstrongro@sacsewer.com.

Sincerely,

Robb Armstrong

Robb Armstrong
Regional San Development Services & Plan Check

Letter 1 **Robb Armstrong, Sacramento Regional County Sanitation**
Response **District (Regional San)**
 November 3, 2020

- 1-1 The comment provides a summary of the proposed project. No further response is required.
- 1-2 As described in Issue 15, Utilities and Service Systems, in the Initial Study, the proposed project was contemplated in the City’s 2035 General Plan and environmental impacts were considered and disclosed in the Master EIR. Regional San’s Interceptor Sequencing Study (ISS) was considered when preparing the Master EIR. The City acknowledges that Regional San is not a land use authority and does not generate growth projections for its service area.

The comment further refers to Regional San ordinances that establish rates and fees for sewer system connections and service. The comment does not address the environmental impact report for the proposed project. The comment is noted and will be conveyed to the decision makers for their consideration.

- 1-3 As described in Issue 15, Utilities and Service Systems, in the Initial Study, local sanitary sewer service for the proposed project site will be provided by the City’s local sewer collection system. The project site would access an existing 8-inch sanitary sewer line in Klotz Ranch Court, which would be anticipated to be of sufficient size to serve the project site as the site was previously planned for development. Ultimate conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP) for treatment and disposal will be provided via Sump 2/2A and the Regional San City Interceptor system. The proposed project would generate 61,845 million gallons per day (mgd) of wastewater during the Average Dry Weather Flow (ADWF). As the proposed development is consistent with the 2035 General Plan land use designation, the general use of the site was considered in the cumulative evaluation and analysis contained in the 2035 General Plan Master EIR. Regional San has developed programs to reduce or avoid outflow and overflow events, including monitoring of Sump 2/2A capacity.

Regional San has a program in place to continually evaluate demand/capacity needs, and the master planning effort provides the flexibility to respond to changes in demand that can be anticipated in advance of planned improvements so that capacity issues are addressed in a timely and cost-effective manner. These planning efforts include assessing flows during dry weather, wet weather, and peak flow scenarios. Master planning efforts that would identify necessary improvement in capacity to accommodate city growth beyond the 2020 Master Plan timeframe would be initiated well in advance of 2035. To fund expansions to the conveyance systems, Regional

San requires a regional connection fee be paid to the District for any users connecting to or expanding sewer collection systems (SRCSD Ordinance No. SRCSD-0043). Therefore, established plans and fee programs, as well as established policies to increase treatment capacity in response to demand, would ensure that wet and dry weather capacity limitations within Sump 2/2A and the City Interceptor are not exceeded.

- 1-4 The comment includes excerpted information from the Wastewater Operating Agreement between Regional San and the City of Sacramento. The City has entered into a contract with Regional San to convey up to a total capacity of 108.5 mgd of wastewater combined from Sumps 2, 2A, 21, 55, and 119. These flows would be routed along Regional San's Interceptor pipeline for conveyance to Regional San's treatment facility, and ultimate treatment. Wastewater, drainage, and dewatered groundwater flows from project site would be required to be managed so as to not exceed the agreed upon limitation. The comment is noted and will be conveyed to the decision makers for their consideration.

From: [Cultural Resource Department Inbox](#)
To: [Scott Johnson](#)
Cc: [Angel Anguiano](#); [Cultural Resource Department Inbox](#)
Subject: RE: CEQA - Notice of Availability of Draft EIR For the Klotz Ranch Apartment Project (P19-070)
Date: Tuesday, November 3, 2020 9:16:33 AM
Attachments: [image001.png](#)

Good morning Scott,

Thank you for sending this over. Wilton Rancheria has one comment and that is that Tribal Monitoring is not included in the Mitigation Measures. Tribal Monitoring would be our first preference in protecting and avoiding the impact of any HR or TCR's. We would like to request one Tribal Monitor be present during any ground disturbance.

Thank you



Mariah Mayberry

Wilton Rancheria
 Tel: 916.683.6000 ext 2023 | Fax: 916.683.6015
 9728 Kent Street | Elk Grove | CA | 95624
mmayberry@wiltonrancheria-nsn.gov
wiltonrancheria-nsn.gov

From: Scott Johnson <SRJohnson@cityofsacramento.org>
Sent: Friday, October 30, 2020 3:50 PM
To: Scott Johnson <SRJohnson@cityofsacramento.org>
Cc: Angel Anguiano <AAnguiano@cityofsacramento.org>
Subject: CEQA - Notice of Availability of Draft EIR For the Klotz Ranch Apartment Project (P19-070)

The City of Sacramento, as Lead Agency, has completed the Draft Environmental Impact Report (EIR) for the Klotz Ranch Project (P19-070). The full Notice of Availability is attached. The document is now available at the City's Community Development Department, environmental documents webpage at the following link:

<http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>

COMMENT PERIOD: October 30, 2020 to December 14, 2020 (Comment period ends - 5:00 p.m. Monday, December 14, 2020)

The project site is a 12.7-acre site that is generally located south of Pocket Road between Interstate 5 (I-5) and Freeport Boulevard adjacent to the Pocket Area in south Sacramento. Access to the project site is provide by Klotz Ranch Court, which intersects with Pocket Road approximately 400 feet to the north of the site. The proposed project includes the

construction of a 266-unit apartment complex consisting of six, four-story residential buildings and a two-story clubhouse and pool.

The Draft EIR is being circulated for a 45-day public review period from October 30, 2020 to December 14, 2020. Written comments regarding the Draft EIR should be received by the Environmental Planning Services **NO LATER THAN 5:00 pm, Monday, December 14, 2020**.

NOTE: due to COVID 19, the Public Counter is CLOSED). All written comments should be submitted via email or mailed to:

Scott Johnson, Senior Planner
City of Sacramento, Community Development Department
Environmental Planning Services
300 Richards Boulevard, Third Floor
Sacramento, CA 95811
SRJohnson@cityofsacramento.org

Scott Johnson
City of Sacramento
Community Development Department
Environmental Planning Services
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811
(916) 808-5842
srjohnson@cityofsacramento.org

Letter 2 **Mariah Mayberry, Wilton Rancheria**
Response **November 3, 2020**

2-1 The comment requests tribal monitoring as a mitigation measure to mitigate for the potential of encountering Tribal Cultural Resources or human remains during construction on the project site. As described on page 4.3-12 in Section 4.3, Cultural Resources and Tribal Cultural Resources, Mitigation Measure 4.3-1(b) requires the project applicant to prepare a Cultural Resources Monitoring Plan. Monitoring shall be required during initial ground-disturbing activities. The Plan would include identification of the person(s) responsible for conducting monitoring activities, including an archaeological monitor and a Native American Tribal monitor, and the protocol for notifications in case of encountering cultural resources, as well as methods of dealing with the encountered resources. Mitigation Measure 4.3-1(c) requires construction work to be temporarily suspended within 100 feet of cultural resources or tribal cultural resources (such as structural features, unusual amounts of bone or shell, artifacts, or human remains) are encountered at the project site. Mitigation Measure 4.3-1(c) also describes the subsequent actions that would be undertaken if a Tribal Cultural Resource is encountered during project construction.

Mitigation Measure 4.3-3 establishes performance standards for handling human remains if they are discovered during project construction. If human remains are encountered, the project applicant would notify the Coroner. If the Coroner determines that the remains are those of a Native American, he or she would contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination. After the Coroner's findings have been made, the NAHC-designated Most Likely Descendant (MLD), in consultation with the landowner, would determine the ultimate treatment and disposition of the remains.

This page intentionally left blank



Department of Toxic Substances Control



Jared Blumenfeld
Secretary for
Environmental Protection

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Gavin Newsom
Governor

November 6, 2020

Governor's Office of Planning & Research

Nov 06 2020

Mr. Scott Johnson
City of Sacramento
300 Richards Boulevard, Third Floor
Sacramento, CA 95811
SRJohnson@cityofsacramento.org

STATE CLEARINGHOUSE

DRAFT ENVIRONMENTAL IMPACT REPORT FOR KLOTZ RANCH APARTMENTS PROJECT – DATED OCTOBER 2020 (STATE CLEARINGHOUSE NUMBER: 2020039059)

Mr. Johnson:

The Department of Toxic Substances Control (DTSC) received a Draft Environmental Impact Report (EIR) for the Klotz Ranch Apartment Project (Project). The Lead Agency is receiving this notice from DTSC because the Project includes one or more of the following: groundbreaking activities, work in close proximity to a roadway, work in close proximity to mining or suspected mining or former mining activities, presence of site buildings that may require demolition or modifications, importation of backfill soil, and/or work on or in close proximity to an agricultural or former agricultural site.

1

DTSC recommends that the following issues be evaluated in the EIR. Hazards and Hazardous Materials section:

1. The EIR should acknowledge the potential for historic or future activities on or near the project site to result in the release of hazardous wastes/substances on the project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The EIR should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.
2. Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline

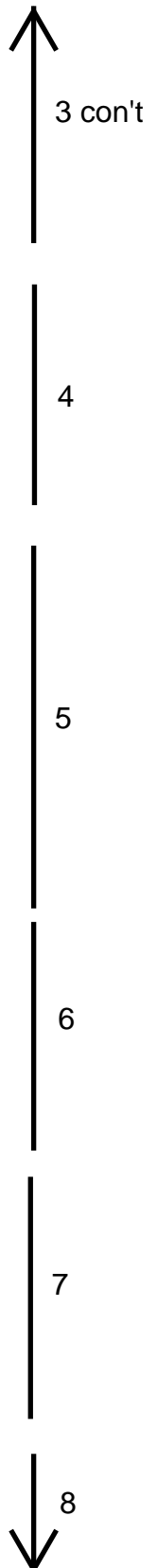
2

3

contained lead and resulted in aerially deposited lead (ADL) being deposited in and along roadways throughout the state. ADL-contaminated soils still exist along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil DTSC, recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the project described in the EIR.

3. If any sites within the project area or sites located within the vicinity of the project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed in the EIR. DTSC recommends that any project sites with current and/or former mining operations onsite or in the project site area should be evaluated for mine waste according to DTSC's 1998 Abandoned Mine Land Mines Preliminary Assessment Handbook (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/11/aml_handbook.pdf).
4. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 *Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers* (https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance_Lead_Contamination_050118.pdf).
5. If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to *DTSC's 2001 Information Advisory Clean Imported Fill Material* (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf).
6. If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the EIR. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 *Interim Guidance for Sampling Agricultural Properties (Third Revision)* (<https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>).

DTSC appreciates the opportunity to comment on the EIR. Should you need any assistance with an environmental investigation, please submit a request for Lead Agency Oversight Application, which can be found at: <https://dtsc.ca.gov/wp->



Mr. Scott Johnson
November 6, 2020
Page 3

content/uploads/sites/31/2018/09/VCP_App-1460.doc. Additional information regarding voluntary agreements with DTSC can be found at: <https://dtsc.ca.gov/brownfields/>.

If you have any questions, please contact me at (916) 255-3710 or via email at Gavin.McCreary@dtsc.ca.gov.

Sincerely,



Gavin McCreary
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and Research
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Mr. Dave Kereazis
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

↑
8 con't

This page intentionally left blank

Letter 3 **Gavin McCreary, Department of Toxic Substances Control**
Response **(DTSC)**
November 6, 2020

- 3-1 The comment establishes that DTSC is providing comment because the proposed project would involve groundbreaking activities, work in close proximity to a roadway, and work on a former agricultural site. No further response is required.
- 3-2 Issue 8, Hazards, in the Initial Study addresses the potential for hazards and hazardous materials to be on or near the project site. However, there are no active hazardous materials sites within the project site. No known contamination is present on the project site due to past site activities. During project operation, there is the potential for residents to use household hazardous materials such as solvents, cleaning fluids, and/or turf fertilizer. However, the use of these household items was contemplated in the Master EIR, and no further impact would occur as a result of project implementation.
- 3-3 Issue 8, Hazards, in the Initial Study addresses the potential for hazards and hazardous materials to be on or near the project site. However, there are no active hazardous materials sites within the project site. Although excavation and earth moving activities during construction are not anticipated to expose construction workers and/or the general public to unusual or excessive risks related to contaminated soils, the absence of chemicals of concern cannot on the project site be entirely discounted. Mitigation Measure HAZ-1 provides direction on how to address unidentified or suspected contaminated soil or groundwater evidenced by stained soil, noxious odors, or other factors, that may be encountered during site preparation or construction activities. If such contaminated soil or groundwater are encountered onsite, site preparation or construction activities shall not recommence within the contaminated areas until remediation is complete and a “no further action” letter is obtained from the appropriate regulatory agency.
- 3-4 The project site is not located within the vicinity of an area that has been used or is suspected of having been used for mining activities. No further response is required.
- 3-5 The project site is vacant, and no building or other structures would be demolished as a result of project construction.
- 3-6 The proposed project does not anticipate the need for imported soil to backfill excavated areas. Therefore, soil testing is not needed.
- 3-7 Although the project site has historically been used for agricultural production, there is no evidence that organochlorinated pesticides are present in the soil. The comment is noted and will be conveyed to the decision makers for their consideration.

This page intentionally left blank



December 10, 2020

SENT VIA E-MAIL ONLY

Scott Johnson, Senior Planner
 City of Sacramento
 Community Development Department
 300 Richards Blvd.
 Sacramento, CA 95811

**RE: Klotz Ranch Apartments Draft Environmental Impact Report (P19-070)
 (SAC201902268)**

Dear Mr. Johnson:

Thank you for providing to the Sacramento Metropolitan Air Quality Management District (Sac Metro Air District) the opportunity to review the Draft Environmental Impact Report (DEIR) for the Klotz Ranch Apartments. The proposed project includes the construction of a 266-unit apartment complex consisting of six four-story residential buildings and a two-story clubhouse and pool. The Sac Metro Air District offers the following recommendations to improve the clarity and technical accuracy of the environmental document and to improve the ability of project features to promote air quality.

1

Section 4.2, Air Quality

Environmental Setting

On page 4.2-4, in the section *Particulate Matter*, please note that wildfires are increasingly a source of particulate matter in the Sacramento region. **On page 4.2-4, please insert the word “and wildfires” after “vehicular traffic” in the sentence “Some sources of particulate matter, such as wood burning in fireplaces, demolition, and construction activities, are more local in nature, while others, such as vehicular traffic, have a more regional effect.”**

2

In Table 4.2-2 on page 4.2-7, under the row headed “Fine Particulate Matter,” the 2018 maximum concentration of 149.9 is approximately six times that of the maximum concentration of 24.4 in 2016, due to emissions from wildfires. This is seen again in the row headed “Respirable Particulate Matter,” in which the 2018 maximum concentrations of 292.6/309.5 are six times higher than the 2016 maximum concentrations of 50.3/51.4. **It would be helpful to add a footnote to these values indicating the role of wildfires in increasing emissions concentrations in those years.**

3

On page 4.2-8, under the topic heading “Sensitive Receptors,” the DEIR notes, “Population subgroups sensitive to the health effects of air pollutants include the elderly and the young, those with higher rates of respiratory disease such as asthma and chronic obstructive pulmonary disease, and with other environmental or occupational health exposures (e.g., indoor air quality) that affect cardiovascular or respiratory diseases.” Population subgroups

4

sensitive to the health effects of air pollution also include low-income groups.¹ One of the health disparities observable in the effects of air pollution is that increases in PM2.5 and ozone concentrations lead to a greater risk of death for racial minorities and people with low income than for the rest of the population, even when the pollution concentrations are lower than the national standards.² **Please add racial minorities and low-income groups to the population subgroups listed as sensitive to the health effects of air pollution.**

4 con't

Modeling Comments – Project Characteristics

In the project documents on pages S-3 and 2-10, the total project square feet are indicated as 291,932, but in the Project Characteristics section of the modeling report, the floor surface area in the Project Characteristics is entered as 266,000. This inconsistency would not change the determination of operational significance for criteria pollutants, but **the numbers in the modeling analysis should reflect the full size of the project.**

5

Also, the project's "urbanization" classification is listed as rural rather than urban. **This classification affects the vehicle trip lengths and should be corrected.**

6

Modeling Comments – Operational Emissions

On page 4.2-22, in the section *Siting New Sensitive Receptors Health Risk*, the DEIR notes that the project is located adjacent to Interstate 5, potentially exposing future residents on the project site to toxic air contaminants from freeway traffic. Although this is not an issue addressed by CEQA since the project itself is not causing the emission of toxic air contaminants, the proximity of future residents to the source of emissions is of public health concern. A mobile source air toxics analysis was performed using the Sac Metro Air District's [MSAT Tool](#). Sac Metro Air District staff recommended to the project proponents (in project review design recommendations on March 5, 2020) that a vegetation barrier be installed between the proposed project and Interstate 5. In addition, District staff recommended that trees be planted throughout the project to provide additional protection to future apartment residents from the emissions generated by traffic on Interstate 5.

7

As stated in the DEIR on page 4.2-25, landscaping with trees and shrubs is planned throughout the site, consisting of species recommended by the Sac Metro Air District. Also, as stated on page 4.2-1, a vegetation barrier between the proposed project and Interstate 5 is proposed in the project's landscape plan, on page 2-13 of the DEIR. However, the project landscape plan indicates that the trees between the freeway and the project are Eastern Redbuds and Newport Flowering Plum species, which are not among the recommended species in the Sac Metro Air District's [guidance document on landscaping to improve air quality near roadways](#). Furthermore, these two tree species are deciduous. The loss of leaves in winter will remove protection from freeway-traffic-generated particulate matter during the winter months. This would preclude the project's compliance with General Plan Policy LU 2.7.5, Development Along Freeways, which, as cited on page 4.2-15, states that *The City shall...protect the public from the adverse effects of vehicle-generated air*

¹ People at Risk, California Air Resources Board, 2020, <https://ww2.arb.ca.gov/our-work/programs/people-risk/about> Accessed 12/1/20

² Quan Di, MS et al: "Air Pollution and Mortality in the Medicare Population," N Engl J Med 2017; 376:2513-2522, June 29, 2017, <https://www.nejm.org/doi/full/10.1056/NEJMoa1702747> Accessed 12/1/20

emissions... using techniques such as: Requiring extensive landscaping and trees along the freeway fronting elevation.” The Sac Metro Air District recommends that tree species in the vegetation barrier include only evergreens, so that they provide year-around protection to the future apartment residents. Specifically, we recommend that (1) **All tree species in the landscape plan be selected from the Sac Metro Air District’s [Landscaping Guidance for Improving Air Quality Near Roadways](#)** and (2) **The planting along the property’s western edge be enhanced with shrubs to form a full, leafy “barrier.”** We recommend that the shrub species also be selected from the District’s [Landscaping Guidance](#) document.

↑
7 con't

Summary Section

On page 4.2-30, Mitigation Measure 4.2-2(a) requires that all construction plans include the [Sac Metro Air District’s Basic Construction Emission Control Practices](#) (Best Management Practices). The lists of Basic Construction Emissions Control Practices that are found on page 4.2-30 and in Table S-2 on page S-20 are missing one of the Best Management Practices from the list on the District’s website. **Please add the following to the list of Best Management Practices on page 4.2-30 and to Table S-2 on page S-20:**

8

- Provide current certificate(s) of compliance for CARB’s In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, doors@arb.ca.gov, or www.arb.ca.gov/doors/compliance_cert1.html.

On page 4.2-30, Mitigation Measure 4.2-2(b) requires diesel off-road construction equipment with Tier 4 emissions standards, but allows this requirement to be waived if the equipment is not available, would not produce the required emissions reductions, or would pose a safety risk; or if an emergency need exists to use other equipment. In Table S-2, Summary of Impacts and Mitigation Measures, Mitigation Measure 4.2-2(b) includes an “Off Road Equipment Compliance Step Down Approach” that specifies methods for implementing two reduced levels of compliance for this measure. **Please add a statement that if the project implements the “step-down” approach, utilizing construction equipment with less than Tier 4 emissions standards and the resulting emissions exceed Sac Metro Air District threshold, a mitigation fee of will be assessed to achieve the remaining mitigation.** The current mitigation fee rate is \$30,000 per ton of emissions.

9

Section 4.4, Climate Change

Environmental Setting

On page 4.4-2, the use of the word “believed” in the sentence “...increasing GHG concentrations resulting from human activity such as fossil fuel combustion, deforestation, and other activities are *believed* to be major factors in climate change” is misleading. Today there is strong scientific consensus on the causes of climate change, with 99 percent of scientists in agreement. Current knowledge is that in the past, warming and cooling from changes in solar radiation due to the earth’s axial wobble occurred extremely slowly, on a geological timescale, while today human-caused climate change is occurring at unprecedented rates across the world. Starting in the 19th century, humans began changing the composition of the atmosphere with the release of greenhouse gas emissions from coal combustion. The Industrial Revolution is generally recognized as the critical tipping point at which humans began to alter our atmosphere. Global temperatures did not start rising immediately in the 19th century, because early on the concentrations were still too low to be

↓
10

the dominating factor in global temperature trends. However, in the last several decades, the elevated concentrations of GHG emissions in the atmosphere have been the dominant signal in the atmosphere, leading to the rapid warming in global average temperatures.

The Sac Metro Air District recommends that the discussion of the causes of global climate change be amended to reflect the strong scientific consensus on climate change. Here is a suggested revision of the sentence cited above: "...increasing GHG concentrations resulting from human activity such as fossil fuel combustion, deforestation, agriculture, and other activities *have driven a rapid, unprecedented rise in global temperatures.*"

Potential Effects of Human Activity on GHG Emissions

On page 4.4-3, the first paragraph includes a statement on the percentage change in CO₂ concentrations from pre-industrial times to 1994. But the world has changed significantly since 1994, and atmospheric GHG concentrations are now much higher than they were then. **A more up-to-date statistic would be more helpful.** For example, according to the European Environmental Agency, atmospheric concentration of carbon dioxide in 2017 has increased by 143 percent from preindustrial levels ([EEA](#)). Even more up-to-date data from NOAA in 2019 indicate that atmospheric concentrations of CO₂ have increased 146 percent from pre-industrial levels to 2018 ([NOAA](#)).

Project Operation-Related Greenhouse Gas Emissions

On page 4.4-20, the DEIR notes that the project will construct natural gas connections for water heating and an outdoor fireplace. The result of the construction of natural gas connections will be that the project does not comply with the Sac Metro Air District's Greenhouse Gas Emissions Best Management Practice (BMP) #1, that the project incorporates no infrastructure for the utilization of natural gas. The DEIR continues with the statement that as a result of failure to comply with BMP #1, it must implement BMPs #2 and #3. However, determining compliance with BMP #1 is not a mechanism for assessing whether a project must comply with BMPs #2 and #3. BMP #1 is required of all projects, to avoid conflicting with long-term State goals. Because this project fails to comply with BMP #1, in order for the project to remain less-than-significant and to avoid needing to adopt findings of fact of overriding considerations, the project must:

- 1. Pre-wire for future conversion to all-electric service; and**
- 2. Estimate its GHG emissions from the use of natural gas for water heating and the outdoor fireplace and to mitigate for those emissions in another way. This environmental document must describe how those emissions will be mitigated, either onsite or offsite.**

On page 4.4-21, in the first paragraph, the DEIR discusses the project's modeled exceedance of the Sac Metro Air District's operational greenhouse gas emissions threshold, and that because of this, the project must implement BMP #3, which is to reduce project residential VMT by 15 percent relative to Sacramento County targets. The DEIR states that the VMT reduction will be "enforced by ensuring that the proposed project install EV charging stations as proposed." However, while the installation of EV charging can reduce mobile source emissions, the availability of EV charging does not reduce the number of vehicle miles traveled. Please note that vehicle emission reductions (for example, those achieved



with zero emission vehicles) cannot be substituted for VMT reductions, as the California Air Resources Board has concluded that VMT reductions are needed *in addition* to cleaner vehicles and fuels to meet statewide goals.³ **To demonstrate consistency with BMP #3, the project must show consistency with the City's draft SB 743 target, or to mitigate in some other way for the equivalent reductions in GHG emissions.**

On page 4.4-24, the DEIR cites the California Integrated Waste Management Act and Assembly Bill 1826, and to comply with these, it states that the project would achieve a waste diversion rate of at least 50 percent, and that if the project were to generate four or more cubic yards of organic materials, the project applicant would arrange for organics collection. **The environmental document should specify the mechanisms that will be in place for carrying out waste diversion and for compliance with state requirements.**

Thank you for your consideration of these comments. If you have any questions, please contact me at 916-874-4816 or teriduarte@airquality.org.

Sincerely,



Teri Duarte, MPH
Planner/Analyst

Attachment

Cc: Paul Philley, AICP, Sac Metro Air District

↑
13 con't
14

³ Greenhouse Gas Thresholds for Sacramento County, Sacramento Metropolitan Air Quality Management District, page 43. CARB. 2017 Scoping Plan, page 75. <http://airquality.org/LandUseTransportation/Documents/SMAQMDGHGThresholds2020-03-04v2.pdf>, accessed 12/2/20.

This page intentionally left blank

Letter 4 Response **Teri Duarte, Sacramento Metropolitan Air Quality Management District (SMAQMD)**
December 10, 2020

- 4-1 The comment provides a brief project summary and states that the intention of the comment letter is to provide recommendations to improve the clarity and technical accuracy of the environmental document and to improve the ability of project features to promote air quality.
- 4-2 The comment requests a clarification to the possible sources of particulate matter. On page 4.2-4, the third sentence of the second full paragraph is revised to read:

Some sources of particulate matter, such as wood burning in fireplaces, demolition, and construction activities, are more local in nature, while others, such as vehicular traffic and wildfires, have a more regional effect.

- 4-3 The comment requests a recognition in the role that wildfires play in contributing to regional fine particulate matter. On page 4.2-7, Table 4.2-2 is revised to add Footnote (d):

TABLE 4.2-2
SUMMARY OF AIR QUALITY MONITORING DATA (2015–2018)

Pollutant	National/State Standard	2015	2016	2017	2018
Ozone					
Maximum 1-hour concentration, ppm	0.09 ^a	0.092	0.094	0.107	0.097
Number of days above State 1-Hour standard		0	0	1	1
Maximum 8-hour concentration, ppm	0.070 / 0.070	0.077	0.075	0.078	0.085
Number of days above National and State 8-Hour standard		4	3	3	1
Nitrogen Dioxide (NO₂)					
Annual average concentration, ppm	0.053 / 0.030	0.011	0.010	0.010	0.009
Maximum 1-Hour concentration, ppm	0.100 / 0.18	0.055	0.055	0.059	0.066
Number of days above National 1-Hour standard		0	0	0	0
Number of days above State 1-Hour standard		0	0	0	0
Respirable Particulate Matter (PM₁₀)					
Annual average concentration, µg/m ³	20 ^a	22.6	19.1	23.8	--
Maximum 24-Hour concentration (national/state), µg/m ³	150 / 50	57.8/ 59.1	50.3/ 51.4	149.9/ 150.3	292.6/309.5^d
Estimated number of days above National 24-Hour standard ^c		0	0	0	6.0
Estimated number of days above State 24-Hour standard ^c		NA	1.1	NA	22.2
Fine Particulate Matter (PM_{2.5})					

**TABLE 4.2-2
SUMMARY OF AIR QUALITY MONITORING DATA (2015–2018)**

Pollutant	National/State Standard	2015	2016	2017	2018
Annual average concentration, µg/m ³	12.0 / 12	9.5	7.6	9.1	12.7
Maximum 24-Hour concentration, µg/m ³	35 ^b	36.3	24.4	44.5	149.9^d
Estimated number of days above National 24-Hour standard ^c		3.0	0	6.1	--
Carbon Monoxide (CO)					
Maximum 8-Hour concentration, ppm	9 / 9.0	0.9	1.3	1.2	3
Number of days above National or State 8-hour standard		0	0	0	0
Maximum 1-Hour concentration, ppm	35 / 20	1.3	1.6	1.9	3.3
Number of days above National or State 1-hour standard		0	0	0	0

NOTES: Number of days exceeded is for all days in a given year, except for particulate matter. PM₁₀ and PM_{2.5} are monitored every three days. Ozone, NO₂, PM₁₀, and PM_{2.5} monitoring data from T Street Station. Carbon monoxide monitoring data from Sacramento-Bercut Station. The CARB and US EPA use different methods to calculate the emissions for certain criteria air pollutants for comparisons to the state and national standards.

Bold values are in excess of applicable standard.

-- indicates data was not available

ppm = parts per million; µg/m³ = micrograms per cubic meter; NA = No data or insufficient data.

a. State standard, not to be exceeded.

b. National standard, not to be exceeded.

c. Particulate matter sampling schedule of one out of every 3 days, for a total of approximately 122 samples per year. Estimated days exceeded mathematically estimates of how many days' concentrations would have been greater than the level of the standard had each day been monitored.

d. In 2018, wildfires played a significant role in increasing the maximum 24-hour concentration for respirable particulate matter and fine particulate matter.

SOURCES: California Air Resources Board, 2018. Summaries of Air Quality Data, 2015-2018. Available:

<https://www.arb.ca.gov/adam/index.html>. Accessed February 27, 2020.

U.S. Environmental Protection Agency, 2018. Air Data. Available: <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=5f239fd3e72f424f98ef3d5def547eb5>. Accessed February 27, 2020.

- 4-4 The comment requests a recognition of racial minorities and low-income groups as population subgroups that are sensitive to the health effects of air pollution. Page 4.2-8, the first paragraph under the Sensitive Receptors heading is revised to read:

Air quality does not affect individuals or groups within the population in the same way, and some groups are more sensitive to adverse health effects caused by exposure to air pollutants than others. Population subgroups sensitive to the health effects of air pollutants include the elderly and the young, those with higher rates of respiratory disease such as asthma and chronic obstructive pulmonary disease, low-income groups, racial minorities, and those with other environmental or occupational health exposures (e.g., indoor air quality) that affect cardiovascular or respiratory diseases.

- 4-5 The comment requests that the floor surface area in the CalEEMod run should match the project square footage shown in the Draft EIR Project Description, specifically 291,932 square feet. When CalEEMod is rerun with the higher square footage, the ROG emissions from construction only increase slightly. SMAQMD does not have a

ROG emissions threshold for construction, so this does not affect the significance conclusions about the proposed project.

4-6 The comment requests that the “urbanization” classification in the CalEEMod model be changed from rural to urban. This change in the modeling inputs would cause emissions to decrease slightly, as rural trip lengths in general are assumed to be longer (CalEEMod User’s Guide, Appendix D, Table 4.2). This would not change the significance conclusions.

4-7 The preliminary landscaping plan (Figure 2-8), revised and included in Chapter 2, Revisions to the Draft EIR, shows a preliminary planning plan for the project site, including those areas adjacent to I-5. The project is subject to site plan and design review by the City of Sacramento. The landscaping plan will also be subject to site plan and design review prior to project approval. The comment, while noted, does not require modification to the EIR’s analysis or significance conclusions. The comment will be communicated to the decision makers for their consideration.

4-8 Mitigation Measure 4.2-2(a) did not provide a complete list of best management practices for emissions controls. On page S-20, in Table S-2, and on page 4.2-30, Mitigation Measure 4.2-2(a) is revised to add a final bullet to the list:

- Provide current certificate(s) of compliance for CARB’s In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, doors@arb.ca.gov, or www.arb.ca.gov/doors/compliance_cert1.html.

4-9 The comment requests additional language reflecting the off road equipment step-down approach, should it be necessary. On page S-20, in Table S-2, and on page 4.2-30, Mitigation Measure 4.2-2(b) is revised to add a new paragraph to the end of the mitigation measure:

If the project implements the “step-down” approach, utilizing construction equipment with less than Tier 4 emissions standards and the resulting emissions exceed the SMAQMD threshold, a mitigation fee (per ton of emissions) will be assessed to achieve the remaining mitigation.

4-10 The comment refers to the scientific body of evidence regarding climate change. Page 4.4-2, the last sentence of the first paragraph is revised to read:

Since the 19th Century, however, increasing GHG concentrations resulting from human activity such as fossil fuel combustion, deforestation, and other activities have driven a rapid, unprecedented rise in global temperatures ~~are believed to be a major factor in climate change.~~

- 4-11 Greenhouse gas emissions have steadily increased over time, as described by the comment. Page 4.4-3, the first paragraph is revised to read:

Fossil fuel combustion, especially for the generation of electricity and powering of motor vehicles, has led to substantial increases in CO₂ emissions (and thus substantial increases in atmospheric concentrations of CO₂). In 1994, atmospheric CO₂ concentrations were found to have increased by nearly 30 percent above pre-industrial concentrations. In fact, atmospheric concentrations of CO₂ have increased 146 percent from pre-industrial levels to 2018.¹

- 4-12 As described on pages 4.4-18 and 4.4-19 of the Draft EIR, the SMAQMD adopted a two tier structure to evaluate a project's consistency with 2017 Climate Change Scoping Plan. Table 4.4-3 on page 4.4-21 calculates the proposed project's GHG emissions as 1,978.6 MT/yr CO₂e. As described on page 2-18 of the Draft EIR, the proposed project would include natural gas connections would only be used to serve the central boilers and communal amenities such as the pool and spa heater. Water for the swimming pool would be heated using natural gas boilers that have a Thermal Efficiency rating of 0.95, on a scale of 0.0-1.0, with 1.0 being the most efficient. This efficiency rating correlates to the effectiveness of heat exchange of the boiler. This efficiency rating is 13 percent more efficient than the standard Title 24 requirement of a 0.84 thermal efficiency boiler. The proposed residential units would have no natural gas hookups, and instead would be outfitted with all electric appliances. The project would provide onsite electric vehicle charging outlets in every garage, provide EV rapid charging stations in the parking lot, and prewire for future installation of additional charging stations. Additionally, the project site's proximity to I-5, transit corridors, and business centers provides for a VMT that is 15% less than the regional average, thereby lowering operational GHG emissions.

- 4-13 As stated in Response to Comment 4-12, and described in Draft EIR Section 4.6, Transportation and Circulation, the proposed project would have a VMT that is 15 percent below the regional average. The proposed project's VMT per capita would be 14.95, while a residential project must not exceed 15.22 VMT per capita. As described on page 4.6-18 of the Draft EIR, the project site's land use density (20.94 housing units per acre compared to the average surrounding residential density of 9.29) combined with the site's high accessibility to destinations and job centers (Downtown Sacramento is 8.7 miles and the average distance from dwelling units in the surrounding area to Downtown Sacramento is 9.2 miles) contribute to the project's VMT reduction.

¹ National Oceanic and Atmospheric Administration, 2019. *Global carbon dioxide growth in 2018 reached 4th highest on record*. Available: <https://www.noaa.gov/news/global-carbon-dioxide-growth-in-2018-reached-4th-highest-on-record>. Accessed: January 6, 2021.

- 4-14 The proposed project would divert solid waste during operation. The City of Sacramento collects refuse, recyclables, and green waste, including organic materials. The project would provide garbage, recycling, and green waste collection areas on site, to comply with State standard.

This page intentionally left blank

CHAPTER 4

Mitigation Monitoring Plan (MMP)

4.1 Introduction

Public Resources Code section 21081.6 and section 15097 of the California Environmental Quality Act (CEQA) Guidelines require public agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a mitigated negative declaration or specified environmental findings related to environmental impact reports.

The following is the Mitigation Monitoring Plan (MMP) for the Klotz Ranch Apartments project. The intent of the MMP is to track and successfully implement the mitigation measures identified within the Klotz Ranch Apartments Draft Environmental Impact Report prepared for the Klotz Ranch Apartments project.

4.2 Mitigation Measures

The mitigation measures are taken from the Klotz Ranch Apartments Draft Environmental Impact Report (DEIR) prepared for the Klotz Ranch Apartments project and are assigned the same number as in those documents. 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.

4.3 MMP Components

The components of the attached table, which contains applicable mitigation measures, are addressed briefly, below.

Impact: This column summarizes the impact stated in the Klotz Ranch Apartments DEIR prepared for the Klotz Ranch Apartments project.

Mitigation Measure: All mitigation measures identified in the Klotz Ranch Apartments DEIR are presented and numbered accordingly.

Action(s): For every mitigation measure, one or more actions are described. The actions delineate the means by which the mitigation 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.

Implementing Party: This item identifies the entity that will undertake the required action.

Timing: Implementation of the action must occur prior to or during some part of project approval, project design or construction or on an ongoing basis. The timing for each measure is identified.

Monitoring Party: The City of Sacramento is primarily responsible for ensuring that mitigation measures are successfully implemented. Within the City, a number of departments and divisions would have responsibility for monitoring some aspect of the overall project. Other agencies, such as the Sacramento Metropolitan Air Quality Management District, may also be responsible for monitoring the implementation of mitigation measures. As a result, more than one monitoring party may be identified.

**TABLE 4-1
KLOTZ RANCH APARTMENTS PROJECT MITIGATION MONITORING PLAN (MMP)**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Environmental Impact Report					
4.2 Air Quality					
<p>Impact 4.2-2: Implementation of the proposed project would result in a net increase of criteria pollutants for which the project region is non-attainment under an applicable federal or state ambient air quality standard.</p>	<p>Mitigation Measure 4.2-2(a): The applicant shall require all construction plans to include the following SMAQMD best management practices:</p> <ul style="list-style-type: none"> • Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to, soil piles, graded areas, unpaved parking areas, staging areas, and access roads. • Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways shall be covered. • Use wet power vacuum street sweepers to remove any visible track-out mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. • Limit vehicle speeds on unpaved roads to 15 miles per hour. • Pave all roadways, driveways, sidewalks, parking lots as soon as possible. In addition, building pads shall be laid immediately after grading unless seeding or soil binders are used. • Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes (as required by the state airborne toxics control measure [Title 13, Section 2485 of the California Code of Regulations]). Provide clear signage that posts this requirement for workers at the entrances to the site. • Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment shall be checked by a certified mechanic and determined to be running in proper condition before it is operated. • Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, doors@arb.gov, or www.arb.ca.gov/doors/compliance_cert1.html. 	<p>Implement the SMAQMD best management practices outlined in Mitigation Measure 4.2-2(a)</p>	<p>Project contractor</p>	<p>During all onsite grading and construction activities</p>	<p>City of Sacramento Community Development Department, Sacramento Metropolitan Air Quality Management District (SMAQMD)</p>

**TABLE 4-1
KLOTZ RANCH APARTMENTS PROJECT MITIGATION MONITORING PLAN (MMP)**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<p>Mitigation Measure 4.2-2(b):</p> <p>All diesel off-road equipment shall have engines that meet the Tier 4 Final off-road emission standards, as certified by CARB. This requirement shall be verified through submittal of an equipment inventory that includes the following information: (1) Type of Equipment, (2) Engine Year and Age, (3) Number of Years Since Rebuild of Engine (if applicable), (4) Type of Fuel Used, (5) Engine HP, (6) Verified Diesel Emission Control Strategy (VDECS) information if applicable and other related equipment data. A Certification Statement is also required to be made by the Contractor for documentation of compliance and for future review by the air district as necessary. The Certification Statement must state that the Contractor agrees to compliance and acknowledges that a violation of this requirement shall constitute a material breach of contract.</p> <p>The Lead Agency may waive the equipment requirement above only under the following unusual circumstances: if a particular piece of off-road equipment with Tier 4 Final standards is technically not feasible or not commercially available; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or there is a compelling emergency need to use other alternate off-road equipment. If the Lead Agency grants the waiver, the contractor shall use the next cleanest piece of off-road equipment available, as detailed in Table M-AIR-1A below.</p> <p>For purposes of this mitigation measure, "commercially available" shall mean the availability of Tier 4 Final engines similar to the availability for other large-scale construction projects in the region occurring at the same time and taking into consideration factors such as (i) potential significant delays to critical-path timing of construction for the project and (ii) geographic proximity to the project site of Tier 4 Final equipment.</p> <p>The Contractor shall maintain records concerning its efforts to comply with this requirement.</p>	<p>Utilize equipment which meets Tier 4 Final off-road emission standards, as certified by CARB and outlined in Mitigation Measure 4.2-2(b)</p>	<p>Project contractor</p>	<p>Prior to and/or during all onsite grading and construction activities</p>	<p>City of Sacramento Community Development Department</p>

**TABLE 4-1
KLOTZ RANCH APARTMENTS PROJECT MITIGATION MONITORING PLAN (MMP)**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party												
	<p>Table M-AIR-1A describes the Off Road Compliance Step Down approach. If engines that comply with Tier 4 Final off-road emission standards are not commercially available, then the Contractor shall meet Compliance Alternative 1. If off-road equipment meeting Compliance Alternative 1 are not commercially available, then the Project sponsor shall meet Compliance Alternative 2. If off-road equipment meeting Compliance Alternative 2 are not commercially available, then the Project sponsor shall meet Compliance Alternative 3 as demonstrated below.</p> <p align="center">TABLE M-AIR-1A OFF ROAD EQUIPMENT COMPLIANCE STEP DOWN APPROACH</p> <table border="1" data-bbox="470 662 1087 919"> <thead> <tr> <th data-bbox="470 662 680 743">Compliance Alternative</th> <th data-bbox="680 662 905 743">Engine Emissions Standard</th> <th data-bbox="905 662 1087 743">Emissions Control</th> </tr> </thead> <tbody> <tr> <td data-bbox="470 743 680 786">1</td> <td data-bbox="680 743 905 786">Tier 4 Interim</td> <td data-bbox="905 743 1087 786">N/A</td> </tr> <tr> <td data-bbox="470 786 680 850">2</td> <td data-bbox="680 786 905 850">Tier 3</td> <td data-bbox="905 786 1087 850">ARB Level 3 VDECS</td> </tr> <tr> <td data-bbox="470 850 680 919">3</td> <td data-bbox="680 850 905 919">Tier</td> <td data-bbox="905 850 1087 919">ARB Level 3 VDCES</td> </tr> </tbody> </table> <p>If seeking a waiver from this requirement it must be demonstrated, to the satisfaction of the Lead Agency, that the emissions do not exceed significance thresholds as stated above in Table 4.2-7.</p> <p>If the project implements the “step down” approach, utilizing construction equipment with less than Tier 4 emissions standards and the resulting emissions exceed the SMAQMD threshold, a mitigation fee (per ton of emissions) will be assessed to achieve the remaining mitigation.</p>	Compliance Alternative	Engine Emissions Standard	Emissions Control	1	Tier 4 Interim	N/A	2	Tier 3	ARB Level 3 VDECS	3	Tier	ARB Level 3 VDCES				
Compliance Alternative	Engine Emissions Standard	Emissions Control															
1	Tier 4 Interim	N/A															
2	Tier 3	ARB Level 3 VDECS															
3	Tier	ARB Level 3 VDCES															
<p>Impact 4.2-3: Implementation of the proposed project could expose sensitive receptors to substantial pollutant concentrations.</p>	<p>Mitigation Measure 4.2-3: Implement Mitigation Measure 4.2-2(b).</p>	<p>Utilize equipment which meets Tier 4 Final off-road emission standards, as certified by CARB and outlined in Mitigation Measure 4.2-2(b)</p>	<p>Project contractor</p>	<p>Prior to and/or during all onsite grading and construction activities</p>	<p>City of Sacramento Community Development Department</p>												

**TABLE 4-1
KLOTZ RANCH APARTMENTS PROJECT MITIGATION MONITORING PLAN (MMP)**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Impact 4.2-5: Implementation of the proposed project, in conjunction with other planned projects, could cumulatively expose sensitive receptors to substantial pollutant concentrations.	Mitigation Measure 4.2-5: Implement Mitigation Measure 4.2-2(b).	Utilize equipment which meets Tier 4 Final off-road emission standards, as certified by CARB and outlined in Mitigation Measure 4.2-2(b)	Project contractor	Prior to and/or during all onsite grading and construction activities	City of Sacramento Community Development Department
4.3 Cultural Resources and Tribal Cultural Resources					
Impact 4.3-1: Construction of the proposed project could impact Historical Resources and Unique Archaeological Resources.	Mitigation Measure 4.3-1(a): Conduct Cultural Resources and Tribal Cultural Resources Sensitivity and Awareness Training Program Prior to Ground-Disturbing Activities The City shall require the applicant/contractor to provide a cultural resources and tribal cultural resources sensitivity and awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The WEAP will be developed in coordination with an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archeology, as well as culturally affiliated Native American tribes. The City may invite a Native American representative from interested culturally affiliated Native American tribes to participate. The WEAP shall be conducted before any project-related construction activities begin at the project site. The WEAP will include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP will also describe appropriate avoidance and impact minimization measures for cultural resources and tribal cultural resources that could be located at the project site and will outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. The WEAP will emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and will discuss appropriate behaviors and responsive actions, consistent with Native American tribal values.	Provide cultural and tribal cultural resources sensitivity and awareness training program for all project personnel involved in project construction, as outlined in Mitigation Measure 4.3-1(a)	Project applicant	Prior to project-related construction activities beginning at the project site	City of Sacramento Community Development Department

**TABLE 4-1
KLOTZ RANCH APARTMENTS PROJECT MITIGATION MONITORING PLAN (MMP)**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<p>Mitigation Measure 4.3-1(b): Archaeological and Native American Monitoring and the Discovery of Cultural Materials and/or Human Remains</p> <ul style="list-style-type: none"> • Prior to authorization to proceed, the applicant shall retain a Secretary of the Interior-qualified archaeologist, with input from consulting tribes, to prepare a Cultural Resources Monitoring Plan. Monitoring shall be required during initial ground-disturbing activities unless the area is determined to require monitoring of deeper sediments, according to a schedule outlined in the Cultural Resources Monitoring Plan. The plan shall include (but not be limited to) the following components: • Person(s) responsible for conducting monitoring activities, including an archaeological monitor and a Native American Tribal monitor; • Person(s) responsible for overseeing and directing the monitors; • How the monitoring shall be conducted and the required format and content of monitoring reports, including schedule for submittal of monitoring reports and person(s) responsible for review and approval of monitoring reports; • Protocol for notifications in case of encountering cultural resources, as well as methods of dealing with the encountered resources (e.g., collection, identification, repatriation); • Methods to ensure security of cultural resources sites, including protocol for notifying local authorities (i.e. Sheriff, Police) should site looting and other illegal activities occur during construction. <p>During the course of the monitoring, the archaeologist and Native American Tribal monitor may adjust the frequency—from continuous to intermittent—based on the conditions and professional judgment regarding the potential to impact cultural and tribal cultural resources.</p>	Prepare and maintain a Cultural Resources Monitoring Plan as described in Mitigation Measure 4.3-1(b)	Project applicant	Prior to and during onsite and offsite ground-disturbing activities	City of Sacramento Community Development Department

**TABLE 4-1
KLOTZ RANCH APARTMENTS PROJECT MITIGATION MONITORING PLAN (MMP)**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<p>Mitigation Measure 4.3-1(c): In the Event that Cultural Resources or Tribal Cultural Resources Are Discovered During Construction, Implement Avoidance and Minimization Measures to Avoid Significant Impacts and Procedures to Evaluate Resources.</p> <p>If cultural resources or tribal cultural resources (such as structural features, unusual amounts of bone or shell, artifacts, or human remains) are encountered at the project site during construction, work shall be temporarily suspended within 100 feet of the find (based on the apparent distribution of cultural materials), and the construction contractor shall immediately notify the project's City representative. Avoidance and preservation in place is the preferred manner of mitigating impacts to cultural resources and tribal cultural resources. This will be accomplished, if feasible, by several alternative means, including:</p> <ul style="list-style-type: none"> • Planning construction to avoid tribal cultural resources, archaeological sites and/or other cultural resources; incorporating cultural resources within parks, green-space or other open space; covering archaeological resources; deeding a cultural resource to a permanent conservation easement; or other preservation and protection methods agreeable to consulting parties and regulatory authorities with jurisdiction over the activity. • Recommendations for avoidance of cultural resources and tribal cultural resources will be reviewed by the City representative, interested culturally affiliated Native American tribes and other appropriate agencies, in light of factors such as costs, logistics, feasibility, design, technology and social, cultural and environmental considerations, and the extent to which avoidance is consistent with project objectives. • Native American representatives from interested culturally affiliated Native American tribes will be invited to review and comment on these analyses and shall have the opportunity to meet with the City representative and its representatives who have technical expertise to identify and recommend feasible avoidance and design alternatives, so that appropriate and feasible avoidance and design alternatives can be identified. 	Halt ground-disturbing activities if resources are discovered during construction, notify the City, and consult with the affiliated Native American tribal representatives, as outlined in Mitigation Measure 4.3-1(c)	Project applicant	During onsite and offsite ground-disturbing activities	City of Sacramento Community Development Department

**TABLE 4-1
KLOTZ RANCH APARTMENTS PROJECT MITIGATION MONITORING PLAN (MMP)**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<ul style="list-style-type: none"> • If the discovered cultural resource or tribal cultural resource can be avoided, the construction contractor(s), will install protective fencing outside the site boundary, including a 100-foot buffer area, before construction restarts. The boundary of a cultural resource or a tribal cultural resource will be determined in consultation with interested culturally affiliated Native American tribes and a designated Native American Tribal representative will be invited to monitor the installation of fencing. Use of temporary and permanent forms of protective fencing will be determined in consultation with a Native American Tribal representative. • The construction contractor(s) will maintain the protective fencing throughout construction to avoid the site during all remaining phases of construction. The area will be demarcated as an “Environmentally Sensitive Area.” <p>If a cultural resource or a tribal cultural resource cannot be avoided, the following performance standard shall be met prior to continuance of construction and associated activities that may result in damage to or destruction of cultural resources or tribal cultural resources:</p> <ul style="list-style-type: none"> • Each resource will be evaluated for California Register of Historical Resources- (California Register) eligibility through application of established eligibility criteria, in consultation with consulting Native American Tribes, as applicable. <p>If a cultural resource or a tribal cultural resource is determined to be eligible for listing in the California Register, the City will avoid damaging effects to the resource in accordance with California PRC Section 21084.3, if feasible. The City shall coordinate the investigation of the find with a qualified archaeologist (meeting the Secretary of the Interior’s Professional Qualifications Standards for Archeology) approved by the City and with interested culturally affiliated Native American tribes that respond to the City’s invitation within two weeks of receiving the invitation within two weeks of receiving the invitation. As part of the site investigation and resource assessment, the City and the archaeologist shall consult with interested culturally affiliated Native American tribes to assess the significance of the find, make recommendations for further evaluation and treatment as necessary and provide proper management recommendations should potential impacts to the resources be determined by the City to be significant. A written report detailing the site assessment, coordination activities, and management</p>				

**TABLE 4-1
KLOTZ RANCH APARTMENTS PROJECT MITIGATION MONITORING PLAN (MMP)**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<p>recommendations shall be provided to the City representative by the qualified archaeologist. These recommendations will be documented in the project record. For any recommendations made by interested culturally affiliated Native American tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record.</p> <p>Native American representatives from interested culturally affiliated Native American Tribes and the City representative will also consult to develop measures for long-term management of any discovered tribal cultural resources. Consultation will be limited to actions consistent with the jurisdiction of the City and taking into account ownership of the subject property. To the extent that the City has jurisdiction, routine operation and maintenance within tribal cultural resources retaining tribal cultural integrity shall be consistent with the avoidance and minimization standards identified in this mitigation measure.</p> <p>If the City determines that the project may cause a significant impact to a tribal cultural resource, and measures are not otherwise identified in the consultation process, the following are examples of mitigation capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to the resource. These measures may be considered to avoid or minimize significant adverse impacts and constitute the standard by which an impact conclusion of less-than significant may be reached:</p> <ul style="list-style-type: none"> • Avoid and preserve resources in place, including, but not limited to, planning construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria. • Treat the resource with culturally appropriate dignity taking into account the Tribal cultural values and meaning of the resource, including, but not limited to, the following: <ul style="list-style-type: none"> ○ Protect the cultural character and integrity of the resource. ○ Protect the traditional use of the resource. ○ Protect the confidentiality of the resource. 				

**TABLE 4-1
KLOTZ RANCH APARTMENTS PROJECT MITIGATION MONITORING PLAN (MMP)**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<ul style="list-style-type: none"> ○ Establish permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or using the resources or places. ○ Protect the resource. 				
<p>Impact 4.3-2: Construction of the proposed project could directly or indirectly destroy a unique paleontological resource.</p>	<p>Mitigation Measure 4.3-2: In the Event that Paleontological Resources Are Discovered During Construction, Implement Avoidance and Minimization Measures to Avoid Significant Impacts and Procedures to Evaluate Resources.</p> <p>If paleontological resources are encountered during project subsurface construction, all ground-disturbing activities shall be redirected within 100 feet of the find until a qualified paleontologist can be contacted to evaluate the find and make recommendations. If found to be significant and proposed project activities cannot avoid the paleontological resources, a paleontological evaluation and monitoring plan shall be implemented. Adverse impacts to paleontological resources shall be mitigated, which may include monitoring, data recovery and analysis, a final report, and the accession of all fossil material to a paleontological repository. Upon completion of project ground-disturbing activities, a report documenting methods, findings, and recommendations shall be prepared and submitted to the paleontological repository.</p>	<p>Halt ground-disturbing activities if resources are discovered during construction, notify the City, and consult with a qualified paleontologist according to the protocols outlined in Mitigation Measure 4.3-2</p>	<p>Project applicant</p>	<p>During onsite and offsite ground-disturbing activities</p>	<p>City of Sacramento City of Sacramento Community Development Department</p>

**TABLE 4-1
KLOTZ RANCH APARTMENTS PROJECT MITIGATION MONITORING PLAN (MMP)**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
<p>Impact 4.3-3: Construction of the proposed project could impact human remains.</p>	<p>Mitigation Measure 4.3-3: Implement Procedures in the Event of the Inadvertent Discovery of Human Remains.</p> <p>If an inadvertent discovery of human remains is made at any time during project-related construction activities or project planning, the City shall meet the following performance standards prior to implementing or continuing actions such as construction, which may result in damage to or destruction of human remains. In accordance with the California Health and Safety Code (HSC), if human remains are encountered during ground disturbing activities, the City shall immediately halt potentially damaging excavation in the area of the remains and notify the Sacramento County Coroner to determine the nature of the remains. The Coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or State lands (HSC Section 7050.5[b]).</p> <p>If the human remains are of historic age and are determined to be not of Native American origin, the City will follow the provisions of the HSC Section 7000 (et seq.) regarding the disinterment and removal of non-Native American human remains.</p> <p>If the Coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (HSC Section 7050[c]). After the Coroner's findings have been made, the NAHC-designated Most Likely Descendant (MLD), in consultation with the landowner, shall determine the ultimate treatment and disposition of the remains. The responsibilities of the City for acting upon notification of a discovery of Native American human remains are identified in California PRC Section 5097.9 et seq.</p>	<p>Halt ground-disturbing activities if human remains are discovered during construction, notify the City, and consult with the Sacramento County Coroner and the Native American Heritage Commission, as applicable, according to the protocols outlined in Mitigation Measure 4.3-3</p>	<p>City of Sacramento Community Development Department, project applicant</p>	<p>During onsite and offsite ground-disturbing activities</p>	<p>City of Sacramento Community Development Department</p>

**TABLE 4-1
KLOTZ RANCH APARTMENTS PROJECT MITIGATION MONITORING PLAN (MMP)**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
<p>Impact 4.3-5: Construction of the proposed project, in combination with other development, could contribute to the cumulative loss or alteration of historic-era and indigenous archaeological resources, and human remains in archaeological contexts.</p>	<p>Mitigation Measure 4.3-5: Implement Mitigation Measure 4.3-1(a), 4.3-1(b), and 4.3-1(c) and/or Mitigation Measure 4.3-3, as applicable.</p>	<p>Provide cultural and tribal cultural resources sensitivity and awareness training program; prepare and maintain a Cultural Resources Monitoring Plan; halt ground-disturbing activities if resources are discovered during construction; notify the City, and consult with the affiliated Native American tribal representatives, according to the protocols outlined in Mitigation Measures 4.3-1(a), 4.3-1(b), 4.3-1(c), and/or 4.3-3.</p>	<p>Project applicant</p>	<p>Prior to and during onsite and offsite ground-disturbing activities</p>	<p>City of Sacramento Community Development Department</p>
<p>Impact 4.3-6: Construction of the proposed project, in combination with other development, could contribute to the cumulative loss of paleontological resources.</p>	<p>Mitigation Measure 4.3-6: Implement Mitigation Measure 4.3-2, as applicable.</p>	<p>Halt ground-disturbing activities if resources are discovered during construction, notify the City, and consult with a qualified paleontologist according to the protocols outlined in Mitigation Measure 4.3-2</p>	<p>Project applicant</p>	<p>During onsite and offsite ground-disturbing activities</p>	<p>City of Sacramento Community Development Department</p>

**TABLE 4-1
KLOTZ RANCH APARTMENTS PROJECT MITIGATION MONITORING PLAN (MMP)**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
4.6 Transportation and Circulation					
<p>Impact 4.6-4: The proposed project could cause inconveniences to motorists due to prolonged road closures and could result in increased frequency of potential conflicts between vehicles, pedestrians, and bicyclists due to construction-related traffic impacts.</p>	<p>Mitigation Measure 4.6-4:</p> <p>The City Code (City Code 12.20.030) requires that a construction traffic control plan is prepared and approved prior to the beginning of project construction, to the satisfaction of the City Traffic Engineer and subject to review by all affected agencies. All work performed during construction must conform to the conditions and requirements of the approved plan. The plan shall ensure that safe and efficient movement of traffic through the construction work zone(s) is maintained. At a minimum, the plan shall include the following:</p> <ul style="list-style-type: none"> • Time and day of street closures; • Proper advance warning and posted signage regarding street closures; • Provision of driveway access plan to ensure safe vehicular, pedestrian, and bicycle movements; • Safe and efficient access routes for emergency vehicles; • Provisions for pedestrian safety; • Use of manual traffic control when necessary; • Number of anticipated truck trips, and time of day of arrival and departure of trucks; and • Provision of a truck circulation pattern and staging area with a limitation on the number of trucks that can be waiting and any limitations on the size and type of trucks appropriate for the surrounding transportation network. <p>The traffic control plan must be available at the site for inspection by the City representative during all work.</p>	<p>Develop and implement a Construction Traffic Control Plan according to the requirements outlined in Mitigation Measure 4.6-4</p>	<p>Project applicant</p>	<p>Prepare construction traffic control plan prior to the beginning of project construction; implement plan during onsite and offsite construction activities</p>	<p>City of Sacramento Community Development Department</p>

**TABLE 4-1
KLOTZ RANCH APARTMENTS PROJECT MITIGATION MONITORING PLAN (MMP)**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
<p>Impact 4.6-8: Implementation of the proposed project, in combination with other development, could cause inconveniences to motorists due to prolonged road closures and could result in increased frequency of potential conflicts between vehicles, pedestrians, and bicyclists due to construction-related traffic impacts.</p>	<p>Mitigation Measure 4.6-8: Implement Mitigation Measure 4.6-4.</p>	<p>Develop and implement a Construction Traffic Control Plan according to the requirements outlined in Mitigation Measure 4.6-4</p>	<p>Project applicant</p>	<p>Prepare construction traffic control plan prior to the beginning of project construction; implement plan during onsite and offsite construction activities</p>	<p>City of Sacramento Community Development Department</p>

**TABLE 4-1
KLOTZ RANCH APARTMENTS PROJECT MITIGATION MONITORING PLAN (MMP)**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Initial Study					
Biological Resources					
<p>[Would the project:] Result in substantial degradation of the quality of the environment, reduction of the habitat, reduction of population below self-sustaining levels of threatened or endangered species of plant or animal species?</p>	<p>Mitigation Measure BIO-1: Conduct Preconstruction Nesting Bird Survey. If construction (including equipment staging and tree removal) will occur during the breeding season for migratory birds and raptors (between February 1 and August 31) and for Swainson’s hawk (between March 1 and September 15), the applicant/developer shall retain a qualified biologist to conduct a preconstruction nesting bird and raptor survey before the onset of construction activities. The preconstruction nesting bird and raptor survey shall be conducted within 14 days prior to commencement of construction activities between February 1 and September 15 (to encompass the nesting season for all birds and raptors including Swainson’s hawk). Surveys for raptors nests shall extend 500 feet from the project site. Surveys for Swainson’s hawk shall extend 0.25 mile from the project site. A report shall be prepared and submitted to the City following the preconstruction survey to document the results. If no active nests are found during the pre-construction survey, no additional mitigation measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional pre-construction survey is required. If an active nest is located on or adjacent to the construction footprint, an appropriate buffer zone shall be established around the nest, as determined by the qualified biologist, to avoid disturbance of the nest area and to avoid take. Buffer zones are typically 50-100 feet for migratory bird nests and 250-500 feet for bird of prey nests. The buffer shall be maintained around the nest area until the end of the breeding season or until a qualified biologist determines that the young have fledged and are foraging on their own, unless the biologist determines that a reduced buffer is acceptable. The extent of these reduced buffers shall depend on the species identified, level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers.</p>	<p>Conduct preconstruction surveys for migratory birds and Swainson’s hawk according to the requirements outlined in Mitigation Measure BIO-1. Prepare a report with the findings of the preconstruction survey. Avoid disturbing active nests</p>	<p>Project applicant</p>	<p>Prior to the beginning of onsite or offsite construction activities</p>	<p>City of Sacramento Community Development Department</p>

**TABLE 4-1
KLOTZ RANCH APARTMENTS PROJECT MITIGATION MONITORING PLAN (MMP)**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<p>Mitigation Measure BIO-2</p> <p>Purchase Swainson's Hawk Foraging Habitat Credits. To compensate for the loss of Swainson's hawk foraging habitat, mitigation credits will be purchased from a bank approved by CDFW prior to the start of construction. For every one acre of habitat authorized for disturbance, 0.75 acre of mitigation credits will be purchased (0.75:1 ratio). Proof of purchase will be provided to the City prior to the start of construction.</p>	Purchase Swainson's hawk foraging habitat credits from a CDFW-approved bank	Project applicant	Prior to the beginning of onsite or offsite construction activities	City of Sacramento Community Development Department
[Would the project:] Affect other species of special concern to agencies or natural resource organizations (such as regulatory waters and wetlands)?	<p>Mitigation Measure BIO-3:</p> <p>Conduct Preconstruction Bat Survey. Prior to the start of construction a qualified biologist will conduct a pre-construction roost survey. Field surveys shall be conducted early in the breeding season before any construction activities begin, when bats are establishing maternity roosts but before pregnant females give birth (April through early May). If no roosting bats are found, then no further mitigation is required.</p> <p>If a bat maternity roost is found, then disturbance of the roost shall be avoided by establishing a minimum 250-foot avoidance buffer around the roost until it is no longer occupied, as determined by the qualified biologist. The avoidance buffer may be reduced if a qualified biologist monitors the construction activities and determines that the roost is not being disturbed. Reduction of the buffer depends on the species of bat, the location of the roost relative to project activities, activities during the time the roost is active, and other project-specific conditions. No work shall occur in the buffer until it is determined that the bats have left on their own, or until the end of the maternity season. Alternatively, a qualified bat biologist may exclude the roosting bats in consultation with the California Department of Fish and Wildlife, thereby allowing construction to continue after successful exclusion activities.</p>	Conduct preconstruction surveys for bat roosts. Prepare a report with the findings of the preconstruction survey. Avoid disturbing active bat roosts, or exclude roosting bats	Project applicant	Prior to the beginning of onsite or offsite construction activities	City of Sacramento Community Development Department
	<p>Mitigation Measure BIO-4:</p> <p>Obtain Wetland Permits. Prior to the issuance of grading permits by the City for any work in wetlands or waters within the project site, the applicant shall acquire all applicable permits. These permits may include, but would not be limited to, a CWA Section 404 permit from the USACE and a CWA Section 401 Water Quality Certification from the Central Valley Regional Water Quality Control Board.</p>	Secure applicable permits for any disturbance to wetlands or jurisdictional waters	Project applicant	Prior to the beginning of onsite or offsite construction activities	City of Sacramento Community Development Department

**TABLE 4-1
KLOTZ RANCH APARTMENTS PROJECT MITIGATION MONITORING PLAN (MMP)**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<p>Mitigation Measure BIO-5:</p> <p>No Net Loss of Wetlands. The applicant shall demonstrate that there is no net loss of wetlands and other waters of the U.S. and state protected waters/wetlands. To ensure this, mitigation shall be developed as a part of the permitting process as described above. Mitigation shall be provided prior to construction related impacts on any wetlands or waters. The exact mitigation ratio will be determined in consultation with the USACE, based on the type and value of the wetlands affected by the project, but the project shall compensate for impacted wetlands at a ratio no less than 1:1. Compensation shall take the form of wetland preservation or creation in accordance with USACE mitigation requirements, as required under project permits. Preservation and creation will occur off-site through purchasing credits at a USACE approved mitigation bank. Prior to purchase of credits at a mitigation bank and/or acquisition of mitigation land, the location of the mitigation shall be subject to the approval of USACE.</p>	<p>Demonstrate no net loss of wetlands. Preserve or create wetlands at a minimum ratio of 1:1, if required</p>	<p>Project applicant</p>	<p>Prior to the beginning of onsite or offsite construction activities</p>	<p>City of Sacramento Community Development Department, US Army Corps of Engineers</p>

**TABLE 4-1
KLOTZ RANCH APARTMENTS PROJECT MITIGATION MONITORING PLAN (MMP)**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
	<p>Mitigation Measure BIO-6:</p> <p>Wetlands Protection Measures. Prior to the start of construction, silt fencing shall be placed around the edges of avoided wetlands and other waters of the U.S and State jurisdiction waters/wetlands. Trucks and other vehicles will not be allowed to park beyond, nor shall equipment be stored beyond the fencing. No vegetation removal or ground disturbing activities will be permitted beyond the fencing. During construction, best management practices (BMPs) will be implemented to protect water quality:</p> <ul style="list-style-type: none"> • All fueling and maintenance of vehicles and other equipment and staging areas shall occur in designated areas away from any water body. • Diesel fuel and oil shall be used, stored, and disposed of in accordance with standard protocols for handling of hazardous materials. • All personnel involved in the use of hazardous materials shall be trained in emergency response and spill control. • All concrete washing and spoils dumping shall occur in a designated location. • Construction stockpiles shall be covered within 24 hours of a weather event to prevent blow-off or runoff during weather events. • Temporarily disturbed areas shall be reseeded with an appropriate seed mix or otherwise treated to reduce erosion and/or siltation. 	Protect wetlands through silt fencing and employ construction best management practices to protect water quality	Project applicant	Prior to the beginning of onsite or offsite construction activities	City of Sacramento Community Development Department
Geology and Soils					
Would the project allow a project to be built that will either introduce geologic or seismic hazards by allowing the construction of the project on such a site without protection against those hazards?	<p>Mitigation Measure GEO-1:</p> <p>Geotechnical Investigation. Prior to issuance of a building permit, the project applicant shall conduct a geotechnical investigation of the project site to determine the potential for ground rupture, earth shaking, and liquefaction due to seismic events, as well as expansive soils problems. As required by the City, recommendations identified in the geotechnical report for the proposed development shall be implemented.</p>	Conduct a geotechnical investigation of the project site and implement recommendations from the investigation, if necessary	Project applicant	Prior to the issuance of a building permit	City of Sacramento Community Development Department

**TABLE 4-1
KLOTZ RANCH APARTMENTS PROJECT MITIGATION MONITORING PLAN (MMP)**

Impact	Mitigation Measure	Action(s)	Implementing Party	Timing	Monitoring Party
Hazards					
<p>[Would the project:] Expose people (e.g., residents, pedestrians, construction workers) to existing contaminated groundwater during dewatering activities?</p>	<p>Mitigation Measure HAZ-1: Unidentified Contamination. If unidentified or suspected contaminated soil or groundwater evidenced by stained soil, noxious odors, or other factors, is encountered during site preparation or construction activities work shall stop in the area of potential contamination, and the type and extent of contamination shall be identified by a qualified professional. The qualified professional shall prepare a report that includes, but is not limited to, activities performed for the assessment, summary of anticipated contaminants and contaminant concentrations, and recommendations for appropriate handling and disposal. Site preparation or construction activities shall not recommence within the contaminated areas until remediation is complete and a "no further action" letter is obtained from the appropriate regulatory agency.</p>	<p>If potentially contaminated soil or groundwater is encountered, stop construction work, identify the contaminant, and properly dispose of materials. Obtain "no further action letter," if necessary</p>	<p>Project applicant</p>	<p>During site preparation and construction activities</p>	<p>City of Sacramento Community Development Department</p>