

# Silver Eagle 24 Tentative Map Project (Z23-012) Initial Study/ Mitigated Negative Declaration

## Errata Sheet March 31, 2025

### INTRODUCTION

This errata sheet presents, in ~~double-strike-through~~ and double-underline format, the revisions to the Initial Study/ Mitigated Negative Declaration (IS/MND) for the Silver Eagle 24 Tentative Map Project (Project). The revisions to the IS/MND reflected in this errata sheet do not affect the adequacy of the previous environmental analysis contained in IS/MND. Because the changes presented below would not result in any new significant impacts or an increase in impact significance from what was identified in the IS/MND, recirculation of the IS/MND is not required.

### CHANGES TO THE IS/MND

1. The following revisions are made to the Project summary beginning on the cover page of the IS/MND:

**Silver Eagle 24 Tentative Map Project (Z23-012)** The proposed project consists of a request for a Tentative Subdivision Map to subdivide one parcel totaling approximately 5 acres into ~~24~~ 32 residential lots; and a Tentative Map Design Deviations to required public street frontage and Site Plan and Design Review of the Tentative Subdivision Map with deviations in lot depth, and the minimum required lot size for corner lots in the Single-Unit Dwelling (r-1) zone, and a Tree Permit for the removal of private protected trees. No new construction proposed.

2. The following revisions are made to the Project Description on page 4 of the IS/MND:

The proposed project consists of a request to subdivide one parcel totaling approximately 5 acres into ~~24~~ 32 lots. The lots would range from 5,511 square feet (sf) to 11,756 sf. To accommodate the proposed subdivision, the proposed project would require the removal of on-site trees, including some private-protected trees per City Code. **Figure 3** shows the proposed project site plan. The proposed project could also include optional accessory dwelling units (ADUs).

3. Figure 3 (Project Site Plan) on page 7 of the IS/MND has been revised to reflect the change from 24 to 32 single-family residential lots. The revised Project Site Plan is shown on the following page.

## PROJECT# Z23-012

1. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
2. NOTED LOT DIMENSIONS AND ACREAGE ARE APPROXIMATE AND SUBJECT TO CHANGE.
3. MINOR MODIFICATIONS MAY BE MADE TO PROPOSED LOT LINES AT FINAL MAP PROCESSING, PROVIDED NO ADDITIONAL LOTS ARE CREATED, SUBJECT TO APPROVAL OF CITY/COUNTY.
4. FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS, AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING DOCUMENTS.

BUILDING HEIGHT MAXIMUM: 35FT  
LOT COVERAGE MAXIMUM: 50%  
DENSITY: MAX. 2 DWELLING UNITS ALLOWED PER LOT  
MIN. LOT SIZE - 5,652 SF

## TWIN RIVERS UNIFIED

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4. The following revisions are made to the beginning of page 10 of the IS/MND:

#### **Population and Housing**

The proposed project would develop ~~24~~ 32 new single-family residences in the North Sacramento Community Plan Area. Consequently, development would add to the population in the City. However, as previously mentioned, the proposed project is consistent with the 2040 General Plan land use and zoning designations for the project site. As such, impacts related to population and housing associated with buildout of the project site have been analyzed as part of the 2040 General Plan Master EIR analysis. As a result, the proposed project would not be considered to induce population beyond what was previously analyzed in the 2040 General Plan Master EIR. Implementation of the proposed project would not displace any existing housing units or people. Construction or replacement of housing elsewhere would not be required for the proposed project. Development of the project site would result in no impacts to population and housing.

5. The following revisions are made to the analysis on page 52 of the IS/MND:

The proposed project would develop ~~24~~ 32 new single-family residences on the project site. Residential land uses do not generate substantial noise. In addition, residential noise associated with the proposed project would be compatible with the existing residential uses in the project area. The primary source of noise during operation of the proposed project would be traffic noise. The addition of ~~24~~ 32 new single-family residences to the project area would result in a negligible increase to traffic noise in the project area and would be imperceptible to existing sensitive receptors. Thus, proposed project noise would not result in an exceedance of exterior or interior noise level standards.

6. The following revisions are made to the analysis on page 58 of the IS/MND:

The proposed project would not cause or accelerate substantial physical deterioration of existing area parks or recreational facilities. The proposed project is a request for a Tentative Subdivision Map to subdivide one parcel into ~~24~~ 32 single-family residential lots and future residents of the proposed project are anticipated to use recreation facilities in the surrounding area. According to the 2040 General Plan Master EIR, implementation of the policies and goals within the General Plan would reduce impacts to parks and recreational facilities to a less-than-significant level. Because the proposed project is consistent with the 2040 General Plan, the increased population associated with the proposed project and increase in demand for recreational facilities was anticipated and analyzed within the 2040 General Plan Master EIR. Furthermore, the proposed project would be required to pay the Park Dedication/ In-Lieu (Quimby) Fee (Title 17, 17.512 of the City Code) prior to recordation of the final map and the Park Development Impact Fee (Title 18, 18.56 of the City Code) prior to the issuance of a building permit. Thus, the proposed project would not result in a need for construction or expansion of recreational facilities beyond what was anticipated in the 2040 General Plan. Therefore, the proposed project would have no additional significant environmental effect beyond what was previously evaluated in the Master EIR.

7. The following revisions are made to the analysis on page 71 of the IS/MND:

The proposed project would construct ~~24~~ 32 new single-family residences which would produce a negligible solid waste increase in the City. The landfill is anticipated to be capable of adequately serving the area, including the anticipated population growth, until the year 2085. Therefore, the proposed project's operational waste generation could be accommodated by the existing capacity of the Kiefer Landfill.

**Silver Eagle 24 Tentative Map Project (P23-012)**  
**Responses to Comments Received on the Initial Study/Mitigated**  
**Negative Declaration**

The Initial Study/Mitigated Negative Declaration (IS/MND) for the Dutch Bros. on Corporate Way Project (proposed project) was circulated for public comment from December 7, 2023 to January 8, 2023. Written comments were received as follows:

<b>Date</b>	<b>Commenter</b>
1/8/2024	Peter Minkel, Central Valley Regional Water Quality Control Board

The written comments are attached. The comments are acknowledged by the City and have been considered as part of the project planning and its implementation. The comments received did not identify any new significant effect, increase in severity of an impact identified in the IS/MND, or any significant new information. Recirculation of the IS/MND is not required.

The response below included responses to each comment letter submitted regarding the proposed project.

**Response to Peter Minkel, Central Valley Regional Water Quality Control Board, 10/14/2024:** Thank you for participating in the public review process of the IS/MND. The comment provides background information regarding applicable regulations and required permits. The comment does not address the adequacy of the IS/MND, has been noted for the record, and will be forwarded to the decisionmakers as part of their consideration of the proposed project.

**ATTACHMENT A**  
**COMMENT LETTERS**

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## Central Valley Regional Water Quality Control Board

14 October 2024

Ron Bess  
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Sacramento, CA 95811  
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### **COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, SILVER EAGLE 24 TENTATIVE MAP PROJECT (Z23-012), SCH#2024090485, SACRAMENTO COUNTY**

Pursuant to the State Clearinghouse's 13 September 2024 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Silver Eagle 24 Tentative Map Project (Z23-012), located in Sacramento County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

#### **I. Regulatory Setting**

##### **Basin Plan**

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by

the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/](http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/)

### **Antidegradation Considerations**

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

[https://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/sacsjr\\_2018\\_05.pdf](https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf)

In part it states:

*Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.*

*This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.*

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

## **II. Permitting Requirements**

### **Construction Storm Water General Permit**

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

**Clean Water Act Section 404 Permit**

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

**Clean Water Act Section 401 Permit – Water Quality Certification**

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:  
[https://www.waterboards.ca.gov/centralvalley/water\\_issues/water\\_quality/certification/](https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality/certification/)

**Waste Discharge Requirements – Discharges to Waters of the State**

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:  
[https://www.waterboards.ca.gov/centralvalley/water\\_issues/waste\\_to\\_surface\\_water/](https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/)

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:



[https://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2004/wqo/wqo2004-0004.pdf](https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf)

### **Dewatering Permit**

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:  
[http://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2003/wqo/wqo2003-0003.pdf](http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf)

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:  
[https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/waivers/r5-2018-0085.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf)

### **Limited Threat General NPDES Permit**

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

[https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2016-0076-01.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf)

### **NPDES Permit**

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4684 or [Peter.Minkel2@waterboards.ca.gov](mailto:Peter.Minkel2@waterboards.ca.gov).



Peter G. Minkel  
Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research,  
Sacramento