

City of
SACRAMENTO

**ADDENDUM TO MITIGATED NEGATIVE
DECLARATION FOR THE SOUTH AVENUE PLACE
TENTATIVE MAP (P18-184) (P04-137)**

The City of Sacramento, California, a municipal corporation, does hereby prepare, declare, and adopt this Addendum to a previously adopted Mitigated Negative Declaration for the following described project:

**South Avenue Place Tentative Map (P18-084)
80 South Avenue
Sacramento, CA 95838
Assessor's Parcel Number (APN) 250-0122-004**

The proposed project is located in the Johnson Heights area of North Sacramento and consists of the subdivision of a 5 \pm -acre parcel into 35 residential lots for development as single-family homes. A Mitigated Negative Declaration (MND) was prepared for the South Avenue Estates Project (P04-137) and adopted by the Planning Commission on April 28, 2005.

The MND reviewed the environmental consequences of the subdivision of the subject site into 35 lots in approximately the same configuration as the proposed project. The City of Sacramento has reviewed the proposed project and the adopted MND and determined that there are no new significant environmental impacts, changed circumstances or other issues which would affect the conclusions and validity of the adopted MND.

The City of Sacramento, Community Development Department, has reviewed the proposed project and on the basis of the whole record before it, has determined that there is no substantial evidence that the project, as identified in the attached Addendum, would have a significant effect on the environment beyond that which was evaluated in the adopted MND. A subsequent mitigated negative declaration is not required pursuant to the California Environmental Quality Act of 1970 (Sections 21000, et. Seq., Public Resources Code of the State of California). This Addendum to an adopted mitigated negative declaration has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento. The environmental document prepared for the South Avenue Estates Project (P04-137) including the MND and Planning Commission Record of Decision adopting the MND and adopting the required findings and mitigation reporting plan, may be reviewed at the offices of the Community Development Department, Planning Division, 300 Richards Boulevard, Third Floor Sacramento, California 95811 during public counter hours, or on the City's website at: <http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>

SIGNATURE _____



Title: Assistant Planner

Date: July 24, 2019

South Avenue Place Tentative Map (P18-084) Addendum to a Mitigated Negative Declaration

Project Number: P18-084

Project Name: South Avenue Place Tentative Map Project (P18-184)

Prior Project: South Avenue Estates Project (P04-137)

Project Location: 80 South Avenue (See Attached Vicinity Map)

Existing General Plan Designations and Zoning: Suburban Neighborhood Low Density (3-8 dwelling units per net acre) and zoned R-1A Single Family

Project Background: An Initial Study, Mitigated Negative Declaration (MND), and Mitigation Reporting Program (MRP) for the South Avenue Estates Project (P04-137) were prepared and adopted for a 35-lot subdivision on the subject site in accordance with the California Environmental Quality Act (CEQA) in 2005. The Planning Commission adopted the MND and MRP for the project. The 2005 tentative map approval expired, and the applicant is submitting a new application to subdivide the subject site into 35 lots in approximately the same configuration as the project reviewed by the adopted 2005 MND.

Project Description: The current proposal, consistent with the adopted MND, includes the subdivision of the property into 35 lots accessed by an internal street network which connects with South Avenue. (See Figure 1). The project is a mixed income single-family housing project which includes up to 5 units set aside for low-income families. The project, therefore, qualifies for a density bonus under Section 17.704.040 of the City Code of the City of Sacramento. Section 17.704.040 is the City Code which complies with the State of California Government Code Section 65915 regarding the allocation of density bonuses to support affordable housing.

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

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

The original Mitigated Negative Declaration analyzed the subdivision and ultimate development of the site for 35 single family homes consistent with the zoning and General Plan designation for the site. The proposed project includes the subdivision of the subject site into 35 lots in approximately the same configuration as the 2005 project. Although the City of Sacramento General Plan has been updated since 2005, the most recent 2035 General Plan continues to designate the site for single-family housing. Specifically, the current designations are "Suburban Neighborhood-Low Density." Page 2-45 of the 2035 General Plan states that this

designation allows for “low intensity housing and neighborhood support uses including the following:

- Single-family detached dwellings
- Single-family attached dwellings (e.g., duplexes, triplexes, townhomes)
- Accessory second units
- Limited neighborhood-serving commercial on lots three acres or less
- Compatible public, quasi-public, and special uses

Under the updated General Plan designation, the allowed density on the site is 3 to 8 units per net acre or 27 units on the site. However, 17.704.040 of the City Code, allows any project to qualify for a density bonus if the project meets the density bonus criteria outlined in the ordinance. With the density bonus, a total of 35 single family homes could be built on the site in conformance with the City Code and the City General Plan and Housing Element of the General Plan.

As was the case in 2005 when the MND was adopted, the project and the parcels surrounding the project continue to be zoned R-1A Single-Unit or Duplex Dwelling Zone that allows up to 15 units per acre. The purpose of the R-1A zone is to permit single-unit or duplex dwellings, whether attached or detached, at a higher density than is permitted in the R-1 zone. Dwellings that have no interior side yards, such as townhouses and row houses, are allowed. The maximum height is 35 feet. A maximum of 2 dwelling units is allowed per lot. The maximum lot coverage is 50 percent. The minimum lot size is 2,900 square feet per dwelling unit. The minimum lot width is 20 feet, except where abutting a lot in an R-1 zone, in which case the minimum lot width is 25 feet. The minimum lot width of corner lots is 38 feet. The minimum lot depth is 80 feet. The maximum lot depth is 160 feet.

The project proposes 35 units on a 5±/- acre parcel in approximately the same configuration as that analyzed in the prior MND. The proposed project is within the scope of analysis of the prior project and there are no major changes to the project that would result in any new potential environmental impacts or change in the severity of the impacts than those previously evaluated and identified and proposed to be mitigated in the original South Avenue Estates Project (P04-137) MND. The project therefore meets the criteria 1 of Section 15162 of the CEQA Guidelines regarding use of an addendum for a project which has had a prior environmental document prepared.

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

Since adoption of the 2005 MND, there have been no change in circumstances which affect the impact analysis, and that could result new environmental effects or require major revisions to the MND. As noted above, in March 2015, the City adopted the 2035 General Plan and Master EIR in March 2015. The adoption of the 2035 General Plan resulted in a minor change in the designation on the site but did not alter the applicable ordinances that allow for the application of a density bonus. The proposed density of the 2019 project (35 units) is the same as that analyzed in the previous MND.

There have been no significant changes to the natural environment of the site and as such the analysis of hydrological, geologic and biological resources and the related mitigation measures

continue to be adequate and valid. The adopted MND found that the project at 35 units would have a less than significant impact on traffic. Updated cumulative conditions for traffic were analyzed in the 2035 General Plan EIR which assumed build-out of planned land uses in the region¹. Under this analysis, South Avenue and the connecting streets to the project continue to meet acceptable levels of service. Even with the density bonus which allows an additional 8 units of housing on the site, the amount of traffic generated would not be significant enough to alter the level of service on surrounding streets or intersections under existing or cumulative conditions.

Although the project now includes mixed income housing, this does not pose any new or additional environmental effects which were not analyzed in the adopted MND. Section 15064(e) of the CEQA Guidelines regarding determination of the significance of environmental effects caused by a project states that “Economic and social changes resulting from a project shall not be treated as significant effects on the environment.”

Thus, there are no changes in circumstances which require major revisions of the previous MND due to the involvement of new significant environmental effect or a substantial increase in the severity of previously identified significant effects.

3. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted, shows any of the following:

- a) The project will have one or more significant effects not discussed in a previous MND:**
- b) Significant effects previously examined will be substantially more severe than shown in the previous MND;**
- c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative, or;**
- d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.**

Since adoption of the South Avenue Estates Project (P04-137) MND, Appendix G of the CEQA Guidelines has changed to include additional analysis regarding Greenhouse Gases (GHG)

¹ 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>

emissions. GHG emissions have been analyzed below using the guidance for analysis provided by the Sacramento Metropolitan Air Quality Management District (SMAQMD).

GHG Background

The Guide to Air Quality Assessment in Sacramento County (CEQA Guide) provides methods to analyze air quality impacts from plans and projects, including screening criteria, thresholds of significance, calculation methods, and mitigation measures to assist lead agencies in complying with the California Environmental Quality Act (CEQA). For GHG emissions, the SMAQMD sets a threshold of significance at 1,100 tons per year of CO₂e (carbon dioxide equivalent) emissions for the construction phase and the operational phase of a project. Chapter 6 of the Sacramento Metropolitan Air Quality Management District CEQA Guide provides operational screening criteria to determine if a project would generally be below the level of significance for GHG. Single family homes projects which are 56 units or less are generally assumed to fall below the level of significance for GHG emissions. Thus, at 35 units, it expected that the project would fall below the GHG emissions threshold.

GHG Analysis

The CalEEMod (air quality model) was used to model and estimate emissions resulting from the construction and operation of a 35-unit single family housing project (See Attachment D for Model Results). The results of the model indicate that the construction period GHG emissions from the project would be 200 metric tons per year or less of CO₂e emissions which is below the threshold of significance which is 1,100 metric tons per year. Operational period emissions were estimated at 514 metric tons per year which is below the threshold of significance of 1,100 metric tons per year. Thus, both construction period and operational GHG emissions are below threshold and impacts are less-than-significant.

The analysis found that the proposed project does not exceed the Sacramento Metropolitan Air Quality Maintenance District (SMAQMD) thresholds of significance for GHG and impacts are less-than-significant. Since GHG emissions are less-than-significant, the project does not pose any new impacts not previously discussed in the previous MND.

Conclusion

As described in the preceding sections, the adopted Mitigated Negative Declaration for the South Avenue Estates Project (P04-137) and the Mitigation Reporting Plan prepared for a subdivision at 80 South Avenue remains relevant to the project and does not require any revisions since no new significant impacts or significant changed circumstances which would pose new impacts have been identified. None of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a new or subsequent environmental document are present. In summary, the proposed project would not:

- result in any new significant or potentially significant environmental effects,
- substantially increase the intensity or severity of previously identified significant effects,
- result in mitigation measures or alternatives previously found to be infeasible becoming feasible, or
- result in availability/implementation of mitigation measures or alternatives that are considerably different from those analyzed in the prior EIR that would substantially reduce one or more significant or potentially significant effects on the physical environment.

The proposed project will not result in effects more severe than what is evaluated in the MND and mitigation measures adopted for the South Avenue Estates Project (P04-137) and are

consistent with what has been previously analyzed. The Planning Commission adopted a Mitigation Reporting Program (MRP) as part of its approval of the original project and the MRP remains applicable to the revised project. Based on the above analysis, this Addendum to the previously adopted mitigated negative declaration (MND) for the project has been prepared.

Attachments:

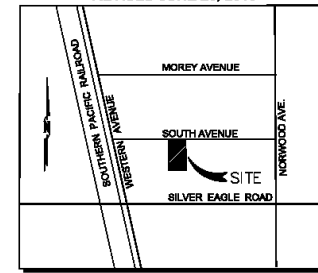
- Figure 1: Proposed Site Plan for South Avenue Place Project
- Attachment A: 2005 Record of Decision
- Attachment B: 2005 Adopted Mitigated Negative Declaration for the South Avenue Estates Project (P04-137)
- Attachment C: 2005 Adopted Mitigation Reporting Program
- Attachment D: 2019 Greenhouse Gas Emissions Modeling Results

FIGURE 1 Site Plan

TENTATIVE SUBDIVISION MAP FOR THE SOUTH AVENUE PLACE SUBDIVISION

CITY OF SACRAMENTO
SACRAMENTO COUNTY, CALIFORNIA

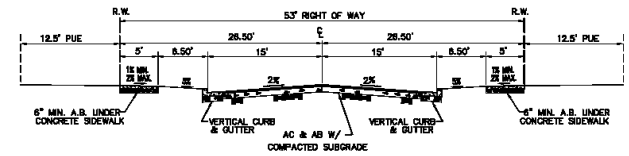
CLAYBAR ENGINEERING, INC.
REVISED JUNE 26, 2019



VICINITY MAP
NTB

PROJECT INFORMATION

DEVELOPER: DUAN PELA 813 HARBOR BLVD., #248 WEST SACRAMENTO, CA 95691 PH: (916) 410-4533	OWNERS: DUAN PELA, CHIZOMA T. ODOBO, WAGAR MAAN & SACHINDER MAAN CHIKZE KINGSLEY OUKWUBE	PLANNER/ENGINEER: CLAYBAR ENGINEERING, INC. 8324 ELK GROVE-FLORIN ROAD ELK GROVE, CA 95624 PH: 916-884-7301 CONTACT: DENNIS BARKSDALE, P.E.
PROPERTY DESCRIPTION: APN 250-0122-004 90 SOUTH AVENUE, SACRAMENTO CA 95836	PROJECT AREA: 3.00 ACRES - 217,831 S.F. MORE OR LESS	PROPOSED NUMBER OF LOTS: 35 RESIDENTIAL
PROPERTY LEGAL DESCRIPTION: LOT 8 OF JOHNSON HEIGHTS, AS THE SAME IS SHOWN AND DELINEATED ON THAT CERTAIN MAP ENTITLED, "PLAT OF JOHNSON HEIGHTS, SOUTH ONE HALF OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 5 EAST, MOUNT Diablo BASE AND MERRIAM, SACRAMENTO COUNTY, CALIFORNIA," WHICH SAID MAP OR PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO ON DECEMBER 28, 2010 IN BOOK 11 OF MAPS, MAP NO. 28.	PUBLIC SERVICES AND UTILITY PROVIDERS: IMPROVEMENTS CITY OF SACRAMENTO DRAINAGE WATER CITY OF SACRAMENTO SEWER CITY OF SACRAMENTO ELECTRIC CITY OF SACRAMENTO GAS PACIFIC GAS & ELECTRIC PHONE PACIFIC BELL CABLE T.V. COMCAST	STREETS: PUBLIC FROM COLLECTOR ROAD SOUTH AVENUE PARKS & RECREATION: CITY OF SACRAMENTO FIRE DISTRICT: CITY OF SACRAMENTO
PROPOSED SETBACKS: THE SETBACKS FOR THE PROPOSED RESIDENTIAL LOTS SHALL BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO ZONING CODE SECTION "17.204.340 R-1A ZONE-SETBACKS".	PRESENT USE: VACANT	SCHOOL DISTRICT: ELEMENTARY-NORTH SACRAMENTO ELEMENTARY HIGH SCHOOL-GRANT JOINT UNION
BENCHMARK NOTE: BENCHMARK 277-644	PROPOSED ZONING/EXISTING ZONING: R-1A R1-A	FASMENTS: 12.5' P.U.E. ALONG ALL STREETS
HELI HELI LIGHT BASE SW CORNER BUTTERWORTH AVENUE AND MARBLE STREET. NAV888 ELEVATION (FT.) - 31,255 NAV829 ELEVATION (FT.) - 28,118 THE TOPOGRAPHY HEREON IS BASED ON THE NAV888 ELEVATION.	FLOOD ZONE NOTE: THE PARCEL IS LOCATED IN A ZONE X FLOOD ZONE "AREA WITH REDUCED FLOOD HAZARD DUE TO LEVEL", OUT OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP: NO. 06067C-0084J	



TYPICAL 53' STREET SECTION
N.T.S.

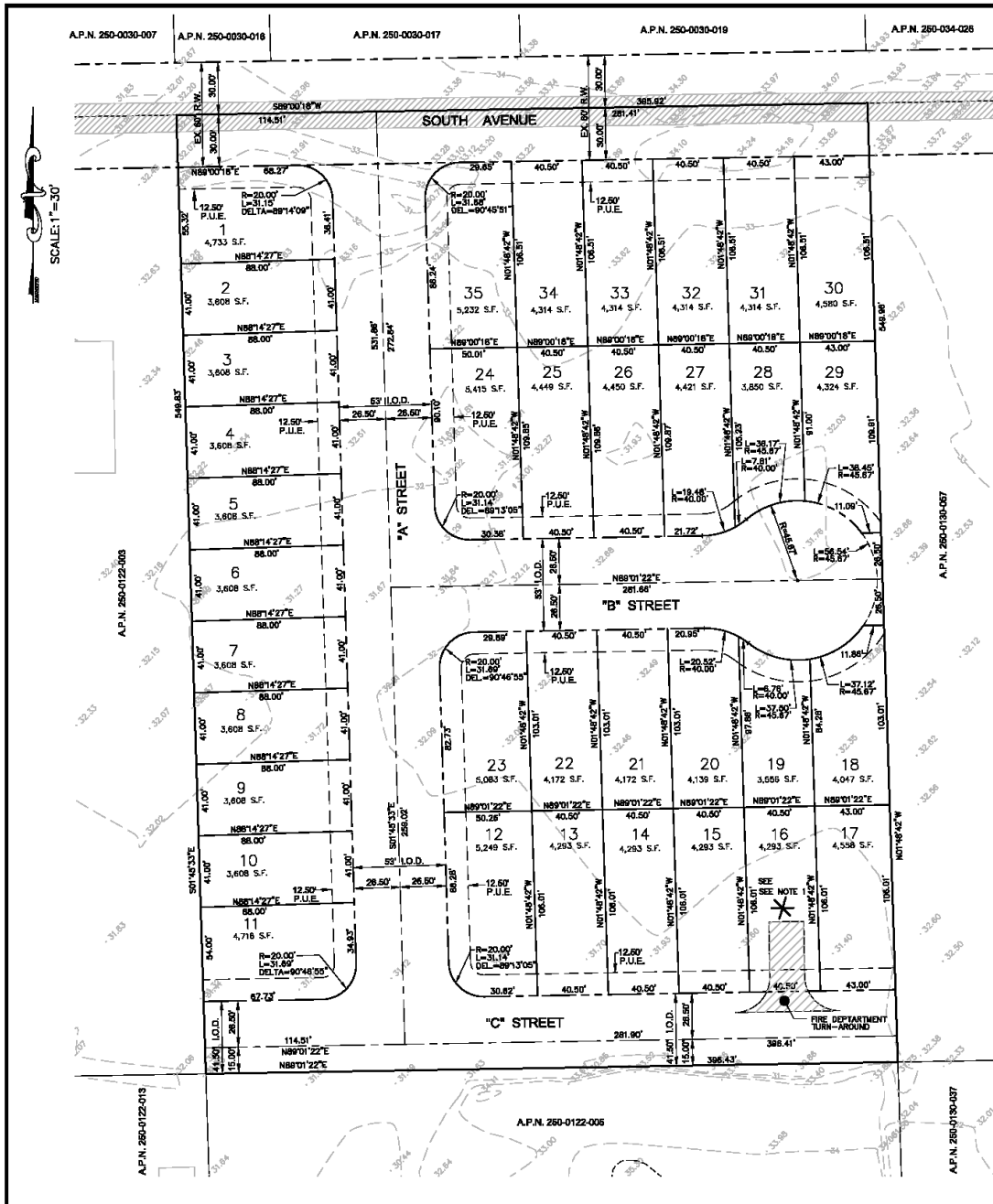
NOTE 1:
LOT 18 WILL BE SET USED FOR A FIRE DEPARTMENT TURN-AROUND UNTIL WHICH TIME "C" STREET IS EXTENDED AND CONNECTED TO A PUBLIC ROAD TO PROVIDE "TWO POINTS OF ACCESS" TO "C" STREET. THE LOT OWNER OF LOT 18 AT THE TIME THAT "C" STREET IS CONNECTED WILL BE ALLOWED BY BUILDING PERMIT TO REMOVE THE FIRE DEPARTMENT TURN-AROUND AND CONSTRUCT A RESIDENTIAL HOME IN COMPLIANCE WITH CITY OF SACRAMENTO REGULATIONS.

SURVYOR'S NOTE:
THIS PRELIMINARY MAP WAS PREPARED BY ME OR UNDER MY DIRECTION. ALL EASEMENTS OF RECORD AS SHOWN ON THE CURRENT TITLE REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY HAVE BEEN PLOTTED ON THIS MAP.

Dennis C. Barksdale
DENNIS C. BARKSDALE, L.S. 6752
DATE: 6-28-2019



CLAYBAR ENGINEERING, INC.
8324 ELK GROVE-FLORIN ROAD
ELK GROVE, CA 95624
PH: 916-884-7301
FAC: 916-884-2927



**ATTACHMENT A: Record of Decision Regarding the Mitigated
Negative Declaration**



SACRAMENTO CITY PLANNING DIVISION

1231 I Street, Room 300, Sacramento, CA 95814
(916) 808-5419

Application taken by P Caldwell/ Date: 7-13-04

Project Location: South side of South Avenue east of Western Avenue
Assessor's Parcel No.: 250-0122-004
Owner: Dave Matson & Joe Corwin
Address: P.O. Box 519 Roseville, CA 95678
Applicant: Mike Dequine, Stantec Cocsulting
Address: 2590 Venture Oaks Way Sacramento, CA 95833

REQUESTED ENTITLEMENT(S)

- A. Environmental Determination: Negative Declaration;
- B. Mitigation Monitoring Plan;
- C. Tentative Map to subdivide one lot into 35 lots on 5.00± vacant acres in the Single Family Alternative (R-1A) zone;
- D. Special Permit to develop 35 single family detached homes on 5.00± vacant acres in the Single Family Alternative (R-1A) zone.

ACTIONS TAKEN:

On April 28, 2005 the Planning Commission took the following action on:
A-D Adopted Notice of Decision and Findings of Fact for Approval

Sent to Applicant:

Date

5/11/05

By:

Christian Bruins

Temp Typist Clerk II

EXPIRATION

TENTATIVE MAP: Failure to record a final map within two years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of two years unless a building permit is obtained within the variance term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Original to Applicant
Copies: File & Permit Book

P04-137



Development Services
Department-
Planning Division

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-808-5419
FAX 916-808-5328

Date: May 11, 2005

Sacramento County Assessor
Real Property Support
3701 Power Inn Road #3000
Sacramento, California 95826-4329

RE: 250-0122-004

Pursuant to Section 65862 of the Government Code of the State of California, we are hereby notifying your office of the following action taken by the City of Sacramento with respect to the above-numbered property:

Special Permit granted to develop 35 single family detached homes on 5.00± vacant acres in the Single Family Alternative (R-1A) zone.

P04-137

Yours truly,

Christian Bruins
Temp Typist Clerk II

cc: Dave Matson & Joe Corwin (OWNER)

As owner of record of the above mentioned property, you are hereby notified pursuant to Government Code Section 6863.5 that the County Assessor has been notified of the granting of a zoning change, variance, special permit or other action for your property.

**ATTACHMENT B: 2005 Adopted Mitigated Negative Declaration for
80 South Avenue**



DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING DIVISION

ENVIRONMENTAL PLANNING
SERVICES
916-808-5842
FAX 916-264-5328

MITIGATED NEGATIVE DECLARATION

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

P04-137 South Avenue Estates project consists of entitlements to subdivide one lot into 32 single-family detached homes on 5.0± vacant acres in the Single Family Alternative (R-1A) zone. Specific entitlements include:

- A. Tentative Map** to subdivide one lot into 35 lots on 5.0± vacant acres in the Single Family Alternative (R-1A) zone;
- B. Special Permit** to develop 35 single-family detached homes on 5.0± vacant acres in the Single Family Alternative (R-1A) zone.

The City of Sacramento, Development Services Department, has reviewed the proposed project and on the basis of the whole record before it, has determined that there is no substantial evidence that the project, with mitigation measures as identified in the attached Initial Study, will have a significant effect on the environment. This Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Sections 21000, et seq., Public Resources Code of the State of California).

This Negative Declaration has been prepared pursuant to Title 14, Section 15070 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento; and the Sacramento City Code.

A copy of this document and all supportive documentation may be reviewed or obtained at the City of Sacramento, Development Services Department, Planning Division, 1231 I Street, 3rd Floor, Sacramento, California 95814.

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

By: _____

h. l. Buford

**SOUTH AVENUE ESTATES (P04-137)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

This Initial Study has been prepared by the Development Services Department, Environmental Planning Services, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to Title 14, Section 15070 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento, and the Sacramento City Code.

This Initial Study is organized into the following sections:

SECTION I. - BACKGROUND: Page 3 - Provides summary background information about the project name, location, sponsor, when the Initial Study was completed, and a project introduction.

SECTION II. - PROJECT DESCRIPTION: Page 5 - Includes a detailed description of the Proposed Project.

SECTION III. - ENVIRONMENTAL CHECKLIST AND DISCUSSION: Page 7 - Contains the Environmental Checklist form together with a discussion of the checklist questions. The Checklist Form is used to determine the following for the proposed project: 1) "Potentially Significant Impacts" that may not be mitigated with the inclusion of mitigation measures, 2) "Potentially Significant Impacts Unless Mitigated" which could be mitigated with incorporation of mitigation measures, and 3) "Less-than-significant Impacts" which would be less-than-significant and do not require the implementation of mitigation measures.

SECTION IV. - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Page 46 - Identifies which environmental factors were determined to have either a "Potentially Significant Impact" or "Potentially Significant Impacts Unless Mitigated," as indicated in the Environmental Checklist.

SECTION V. - DETERMINATION: Page 47 - Identifies the determination of whether impacts associated with development of the Proposed Project are significant, and what, if any, additional environmental documentation may be required.

ATTACHMENTS: **A** – Vicinity Map/Location Map
 B -- Project Plans

SECTION I. BACKGROUND

File Number, Project Name:

P04-137, South Avenue Estates

Project Location:

The proposed project is located on the south side of South Avenue, approximately 500 feet east of Western Avenue in the North Sacramento Community Plan area of the City of Sacramento, Sacramento County (APNs: 250-0122-004).

Project Applicant, Project Planner, and Environmental Planner Contact Information:

Project Applicant

Stantec Consulting, Inc.
2590 Venture Oaks Way
Sacramento, CA 95833
(916) 569-2300

Project Planner

Michael York, Assistant Planner
City of Sacramento, Development Services Department
1231 I Street, Room 300
Sacramento, CA 95814
(916) 808-8239

Environmental Planner

Scott Johnson, Assistant Planner
City of Sacramento, Development Services Department
1231 I Street, Room 300
Sacramento, CA 95814
(916) 264-5842

Introduction

The proposed project consists of entitlements to subdivide one lot totaling 5.0± vacant acres in the Single Family Alternative Residential (R-1A) zone into 35 single family lots.

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

SOUTH AVENUE ESTATES (P04-137)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

The City is soliciting views of interested persons and agencies on the content of the environmental information presented in this document. Due to 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 Monday, April 18, 2005.

Please send written responses to:

Scott Johnson, Environmental Project Manager
Development Services Department
Environmental Planning Services
1231 I Street, Ste. 300
Sacramento, CA 95814
Fax (916) 264-7185

SECTION II. PROJECT DESCRIPTION

Project Location

The proposed project is located on the south side of South Avenue, approximately 500 feet east of Western Avenue in the North Sacramento Community Plan area of the City of Sacramento, Sacramento County (APNs: 250-0122-004).

Project Background

The project site is within the residential target infill area and the Strawberry Manor Design Review District.

In 1996, North Sacramento Community Plan Amendments were approved to amend the Residential Land Use Element to add the Oak Knoll and Johnson Heights subarea. The Oak Knoll / Johnson Heights subarea is bounded by: Morrison Avenue on the north; Norwood Avenue on the east; Silver Eagle Road / Mabel Street / Ford Road on the south; and Western Avenue on the west. The area was studied in the Oak Knoll / Johnson Heights Preliminary Infrastructure Study and Land Use Plan, dated July 31, 1996. This study discusses the development situation of the study area with respect to drainage, water, roadways, wastewater, schools, parks, and other issues. The study offered various recommendations, along with design suggestions for parkways along Norwood Avenue and Silver Eagle Road, as illustrated in the Land Use Plan chapter and various detail sketches. The concepts in the study area incorporated into the Land Use map for the North Sacramento Community Plan.

Project Purpose

The purpose of the proposed project is to allow for the development of single-family homes consistent with the current zoning and land use plans.

Project Components

The proposed project consists of entitlements to subdivide one lot into 35 single-family detached homes on 5.0± vacant acres in the Single Family Alternative (R-1A) zone. Specific entitlements include:

- A. Tentative Map** to subdivide one lot into 35 lots on 5.0± vacant acres in the Single Family Alternative (R-1A) zone;
- B. Special Permit** to develop 35 single-family detached homes on 5.0± vacant acres in the Single Family Alternative (R-1A) zone.

REFERENCES (available at 1231 I Street, Room 300, Sacramento, CA 95814):

City of Sacramento. 1988. *General Plan Update*.

City of Sacramento. 1988. *Sacramento General Plan Update Draft Environmental Impact Report (SGPU DEIR)*.

City of Sacramento. 1984. *North Sacramento Community Plan*.

City of Sacramento. 1984. *North Sacramento Community Plan DEIR*.

City of Sacramento. 1996. *North Sacramento Community Plan Amendment (NSCPA) Oak Knoll / Johnson Heights Planning Area (M95-086)*.

Sacramento Metropolitan Air Quality Management District (SMAQMD) 2004. *Guide to Air Quality Assessment in Sacramento County*.

North State Resources, 2004. *Biological Resources Survey and Wetland Assessment for the South Avenue Estates / Silver Eagle Place Project, Sacramento, CA*.

SECTION III. ENVIRONMENTAL CHECKLIST AND DISCUSSION

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

Environmental Setting

The City of Sacramento General Plan identifies the site as Low Density Residential (4-15 du/na). The North Sacramento Community Plan identifies the site as Residential (7-15 du/na). The project site is within the Single Family Alternative (R-1A) zone.

The project site is presently vacant. The area surrounding the site consists of vacant and developed land zoned Single Family (R-1) and Single Family Alternative (R-1A) and designated as residential. There is an area further to the west and southwest along Western Avenue that is zoned Industrial (M-1).

Standards of Significance

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

- Substantially change land use of the site;
- Be incompatible with long-term uses on adjacent properties; or
- Conflict with applicable land use plans.

Answers to Checklist Questions

Questions A and B

The proposed project consists of a Tentative Map to subdivide one vacant lot into 35 lots on 5.00± acres in the Single Family Alternative (R-1A) zone and a Special Permit to develop 35 single family detached homes. The proposed project will ultimately develop single-family residential uses in an area identified as target residential infill. The project is consistent with the designated land uses for the site and would therefore have a less-than-significant impact.

SOUTH AVENUE ESTATES (P04-137)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

The project site is not currently in agricultural use. Therefore, a less-than-significant impact on land use would occur.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would not result in impacts to land uses.

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

Environmental Setting

The City of Sacramento General Plan identifies the site as Low Density Residential (4-15 du/na). The North Sacramento Community Plan identifies the site as Residential (7-15 du/na) The project site is within the Single Family Alternative (R-1A) zone.

The project site is presently vacant. The area surrounding the site consists of vacant and developed land zoned Single Family (R-1) and Single Family Alternative (R-1A) and designated as residential. There is an area further to the west and southwest along Western Avenue that is zoned Industrial (M-1).

Standards of Significance

Section 15131 of the California Environmental Quality Act (CEQA) Guidelines states that the economic or social effects of a project shall not be treated as a significant effect on the environment. However, CEQA indicates that social and economic effects be considered in an EIR only to the extent that they would result in secondary or indirect adverse impacts on the physical environment.

This environmental document does not treat population/housing as an environmental impact, but rather as a social-economic impact. If there are clear secondary impacts created by a

population/housing increase generated by the project, those secondary impacts will be addressed in each affected area (e.g., transportation, air quality, etc).

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

Answers to Checklist Questions

Questions A & B

The proposed project consists of a Tentative Map to subdivide one vacant lot into 35 lots on 5.00± acres in the Single Family Alternative (R-1A) zone and a Special Permit to develop 35 single family detached homes. The proposed project will ultimately develop single-family residential uses in an area identified as target residential infill. The project is consistent with the designated land uses for the site and would provide housing. Therefore, the proposed project is anticipated to have a less-than-significant impact on population and housing.

Mitigation Measures

No mitigation is required.

Finding

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

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

Environmental Setting

Seismicity. The Sacramento General Plan Update (SGPU) Draft Environmental Impact Report (DEIR) identifies all of the City of Sacramento as being subject to potential damage from earthquake groundshaking at a maximum intensity of VIII of the Modified Mercalli scale (SGPU DEIR, 1987, T-16). No active or potentially active faults are known to cross within close proximity to the project site.

Topography. Terrain in the City of Sacramento features very little relief (SGPU, DEIR, 1987, T-3). The potential for slope instability within the City of Sacramento is minor due to the relatively flat topography of the area.

Regional Geology. The surface geology of the project site consists of Pleistocene Alluvium (Victor Formation). The Victor Formation forms a broad plain between the Sacramento River and the foothills of the Sierra Nevada mountains (SGPU DEIR, T-1). It is a complex mixture of consolidated, ancient river-borne sediments of all textures (SGPU DEIR, T-1). Weathering subsequent to formation during the Ice Ages has typically caused a hardpan layer to develop near the surface, generally allowing only a moderate-to-low rate of rainwater infiltration (SGPU DEIR, T-1).

The general soils of the area consist of San Joaquin, which are moderately deep, well-drained soils that are underlain by a cemented hardpan.

Standards of Significance

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

Answers to Checklist Questions

Question A

Cities in California are required to consider seismic safety as part of the General Plan safety elements. The City of Sacramento also recognizes that it is prudent for the City to prepare for seismic related hazards and has, therefore, adopted policies as a part of the General Plan, Health and Safety Element. These policies require that the City protect lives and property from unacceptable risk due to seismic and geologic activity or unstable soil conditions to the maximum extent feasible, that the City prohibit the construction of structures for permanent occupancy across faults, that soils reports and geologic investigations be required for multiple story buildings, and that the Uniform Building Code requirements that recognize State and Federal earthquake protection standards in construction be used. The policies listed above are implemented through the building permit for new construction projects and reduce the potential significant health and safety impacts. Thus, for the purposes of this environmental analysis, the potential for a significant geologic, soils, or seismic impact created by construction of the project has been substantially lessened by the use of regulatory requirements. Because the project must comply with these regulatory requirements, seismic hazards are considered to be less-than-significant.

Question B

Title 15, Chapter 15.88 of the City's Municipal Code requires a grading permit be obtained prior to construction activities. In accordance with the grading permit requirements, the applicant must submit an Erosion and Sediment Control (ESC) plan to reduce the amount of erosion and retain sediment on the project site. In addition, the Sacramento General Plan Update Draft Environmental Impact Report indicates that there are no highly erodible soils within the City (T-13). For these reasons, the proposed project would not result in substantial soil erosion or loss of topsoil, and geotechnical impacts related to erosion and soil loss would be less than significant.

Question C

According to the SGPU DEIR, no significant subsidence of land had occurred within the City of Sacramento (T-13). State regulations and standards related to geo-technical considerations are reflected in the Sacramento City Code. Construction and design would be required to comply with the latest City-adopted code at the time of construction, including the Uniform Building Code. The code would require construction and design of buildings to meet standards that would reduce risks associated with subsidence or liquefaction. Since the topography of the area is relatively flat, landslides do not present a hazard in the project site. Therefore, this impact is considered less-than-significant and no mitigation is required.

Question D

No unique geologic features exist in close proximity to the project. Therefore, the project would not result in any impacts from or to unique geologic or natural features.

Mitigation Measures

No mitigation is required.

Findings

The proposed project would not have a significant impact on seismicity, soils, and geology.

SOUTH AVENUE ESTATES (P04-137)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

Drainage/Surface Water. Topography of the general site vicinity is relatively flat. The majority of the site is vacant. Drainage from the site either occurs by saturation or drainage into the existing ditches located along South Avenue. The project is located in Drainage Basin 157.

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

The Central Valley Regional Water Quality Control Board (RWQCB) has primary responsibility for protecting the quality of surface and groundwaters within the City. The RWQCB's efforts are generally focused on preventing either the introduction of new pollutants or an increase in the discharge of existing pollutants into bodies of water that fall under its jurisdiction.

The RWQCB is concerned with all potential sources of contamination that may reach both these subsurface water supplies and the rivers through direct surface runoff or infiltration. Storm water runoff is collected in City drainage facilities and is sent directly to the Sacramento River. RWQCB implements water quality standards and objectives that are in keeping with the State of California Standards.

The City of Sacramento has obtained a National Pollution Discharge Elimination System (NPDES) permit from the State Water Resources Control Board under the requirements of the Environmental Protection Agency and Section 402 of the Clean Water Act. The goal of the permit is to reduce pollutants found in storm runoff. The general permit requires the permittee to employ BMPs before, during, and after construction. The primary objective of the BMPs is to reduce non-point source pollution into waterways. These practices include structural and source control measures for residential and commercial areas, and BMPs for construction sites. BMP mechanisms minimize erosion and sedimentation, and prevent pollutants such as oil and grease from entering the storm water drains. BMPs are approved by Department of Utilities before beginning construction (the BMP document is available from the Department of Utilities, Engineering Services Division, 1395 35th Avenue, Sacramento, CA). Components of BMPs include:

- Maintenance of structures and roads;
- Flood control management;
- Comprehensive development plans;
- Grading, erosion and sediment control ordinances;
- Inspection and enforcement procedures;
- Educational programs for toxic material management;
- Reduction of pesticide use; and
- Site-specific structural and non-structural control measures.

Flooding. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map revised as of July 6, 1998 indicates that the project site is within the Flood Zone X. Flood Zone X is defined as: Areas of 500-year flood - areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

Standards of Significance

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

Flooding. Substantially increase exposure of people and/or property to the risk of injury and damage in the event of a 100-year flood.

Answers to Checklist Questions

Questions A, C, D and E

The proposed project consists of entitlements to subdivide one lot into 35 single-family lots. Development of the proposed project would alter absorption rates and surface runoff through the addition of paved surfaces and buildings (impervious surfaces). The proposed project would be required to connect to the City's storm drain system, to the satisfaction of the Department of Utilities. Additionally, the applicant/developer would be required to comply with the City's Grading, Erosion and Sediment Control Ordinance (Title 15). This ordinance requires the applicant to prepare erosion and sediment control plans for both during and post construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction. This ordinance also requires that a Post Construction Erosion and Sediment Control Plan be prepared to minimize the increase of urban runoff pollution caused by development of the area. Storm drain maintenance is required at all drain inlets. On-site treatment control measures are also required.

During construction, sediment may contribute to runoff. However, the proposed project is required to comply with the City's Grading, Erosion and Sediment Control Ordinance (Title 15) as described above. Because the project is required to comply with the City's ordinances, the project impacts to water quality is anticipated to be less-than-significant.

General Stormwater Construction Permit

Additionally, development of the site would be required to comply with regulations involving the control of pollution in stormwater discharges under the National Pollutant Discharge Elimination System (NPDES) program (Section 402(p), Clean Water Act). The City has obtained a NPDES permit from the State Water Resources Control Board (SWRCB) under the requirements of the U.S. Environmental Protection Agency (USEPA) and Section 402 of the Clean Water Act. The regulations, which apply to a new construction projects affecting more than one acre that would not involve dredging and filling of wetlands, are administered by the SWRCB on behalf of the USEPA. Under the program, the developer would file a Notice of Intent with the SWRCB to obtain a General Construction Activity Storm Water Permit prior to construction of the proposed project.

Since the development work area is greater than one acre, the developer would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP), which would include information on runoff, erosion control measures to be employed, and any toxic substances to be used during

construction activities. Surface runoff and drainage would be handled on site. Potential for erosion due to surface water flow would be primarily limited to embankment slopes and areas disturbed by grading during construction. Short-term, construction-related, erosion control would be readily available by means of Best Management Practices (BMPs) (e.g., use of erosion control barriers, synthetic slope covers, hydroseeding, etc.). Long-term erosion control, particularly for embankment slopes, would be available by means of establishing vegetation and controlling surface water flow (e.g., use of crown ditches, paved downdrains, vegetated swales, detention basins, etc.).

The SWRCB requires that the best available technology that is economically achievable, and best conventional pollutant control technology be used to reduce pollutants. These features would be discussed in the SWPPP. A monitoring program would be implemented to evaluate the effectiveness of the measures included in the SWPPP. The RWQCB may review the final drainage plans for the project components.

Compliance with all applicable regulatory requirements, designed to maintain and improve water quality from development activities, the proposed project is anticipated to have a less-than-significant impact on drainage and water quality.

Question B

The project site is located within Flood Zone X. The Flood Zone X is defined as: Areas of 500-year flood - areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. Therefore, impacts from flooding are anticipated to be less-than-significant.

Questions F-H

Dewatering or groundwater pumping is unlikely and is not proposed as a part of the project. However, during construction of future development, if groundwater is encountered and needs to be withdrawn groundwater pumping shall comply with the California Regional Water Quality Control Board (CRWQCB) Standards. Therefore, impacts to groundwater are anticipated to be less-than-significant.

Mitigation Measures

No mitigation required

Findings

This project would result in less-than-significant impacts to water resources.

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

Environmental Setting

The project area lies within the Sacramento Valley Air Basin (SVAB). The climate of the SVAB is Mediterranean in character, with mild, rainy winter weather from November through March, and warm to hot, dry weather from May through September. The SVAB is subject to eight unique wind patterns. The predominant annual and summer wind pattern is the full sea breeze, commonly referred to as Delta breezes. Wind direction in the SVAB is influenced by the predominant wind flow pattern associated with the season.

The SVAB is subject to federal, state, and local regulations. Both the federal Environmental Protection Agency and the California Air Resources Board classifies the SVAB as non-attainment for ozone and PM₁₀ (particulate matter less than 10 microns in diameter). Carbon monoxide (CO) is designated as unclassified/attainment (California Air Resources Board, 1998). The project site is in Sacramento County, under the jurisdiction of the Sacramento Metropolitan Air Quality Management District (SMAQMD). The SMAQMD is responsible for implementing emissions standards and other requirements of federal and state laws.

Standards of Significance

Ozone and Particulate Matter. An increase of nitrogen oxides (NOx) during the construction of the project (short-term effects) above 85 pounds per day would result in a significant impact. An increase of reactive organic gases (ROG) and/or NOx during the operation of the project (long-term effects) above 65 pounds per day would result in a significant impact.

Carbon Monoxide. The pollutant of concern for sensitive receptors is carbon monoxide (CO). Motor vehicle emissions are the dominant source of CO in Sacramento County (SMAQMD, 1994). For purposes of environmental analysis, sensitive receptor locations generally include parks, sidewalks, transit stops, hospitals, rest homes, schools, playgrounds and residences. Commercial buildings are generally not considered sensitive receptors.

Carbon monoxide concentrations are considered significant if they exceed the 1-hour state ambient air quality standard of 20.0 parts per million (ppm) or the 8-hour state ambient standard of 9.0 ppm (state ambient air quality standards are more stringent than their federal counterparts).

Answers to Checklist Questions

Questions A and B

Operational Impacts: In order to assess whether mobile source emissions for ozone precursor pollutants (NO_x and ROG), PM₁₀ and CO are likely to exceed the standards of significance due to operation of the project once completed, an initial project screening was performed using Table 4.2 in the SMAQMD Guide to Air Quality Assessment (July 2004). This table provides project sizes for land use types which, based on default assumptions for modeling inputs using the URBEMIS2002 model, are likely to result in mobile source emissions exceeding the SMAQMD thresholds of significance for these pollutants. For projects approaching or exceeding the thresholds indicated in the table, a more detailed analysis is required. Those projects which do not approach or exceed the threshold levels in the table can be conservatively assumed not to be associated with significant emissions of NO_x, ROG, PM₁₀ and CO.

Projects categorized as "Single Family Residential" land use development types are considered potentially significant at the NO_x Screening Level for operational impacts at 646 units or higher. The size of the proposed project is 35 dwelling units, which is well below the Table 4.2 criteria for single family residential. Therefore, no potentially significant operational impacts are expected to air quality due to mobile source emissions for these criteria pollutants.

Project-Related Construction Impacts: The project was also screened for potential impacts to air quality due to construction of the proposed project, also using Table 4.2 in the SMAQMD *Guide to Air Quality Assessment* (July 2004) as described above. For projects categorized as "Single Family Residential" land use development types, 28 units or larger are considered potentially significant at the NO_x Screening Level for construction impacts. The size of the proposed project is 35 dwelling units, which is slightly above the Table 4.2 criteria for single family residential. As a result, *URBEMIS 2002 for Windows 7.4.2* model was used to calculate estimated emissions for the proposed project. The maximum emissions per day were calculated based on a 12-month construction schedule, assuming 5.0± acres of total land area to be graded and developed.

Unmitigated NO_x emissions:
64.78 lbs/day in 2005
47.96 lbs/day in 2006

Based on the estimated emissions from the URBEMIS model, the proposed project is not likely to exceed the short-term emissions threshold of 85 lbs/day for NO_x. Estimated NO_x emissions using the URBEMIS 2002 model were calculated to be as high as approximately 64± lbs/day, which is below the 85 lbs/day threshold. As a result, the proposed project is anticipated to have a less-than-

significant impact on air quality.

Additionally, construction would be required to comply with SMAQMD's Rule 403 on Fugitive Dust and Rule 435 on using compliant asphalt paving materials. Compliance with these rules will further ensure impacts from construction activities will remain less-than-significant.

Question C and D

The project would not result in the alteration of air movement, moisture, temperature, or in any change in climate, either locally or regionally. Objectionable odors emanating from the proposed project are not anticipated. Development of the site and eventual operation (residences living at the site) will be required to comply with all applicable codes regarding the management of waste products. Therefore, impacts associated with alterations of air movements, moisture, temperature, or change in climate; and objectionable odors are anticipated to be less-than-significant.

Mitigation Measures

No mitigation required

Findings

This project would result in a less-than-significant impact to air quality.

SOUTH AVENUE ESTATES (P04-137)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

Roads. The roads and transportation network system in the project vicinity are described below.

The project site is located at 80 South Avenue between Norwood Avenue and Western Avenue, in the *North Sacramento Community Plan Area* of the City of Sacramento. The nearby major roadways include Northgate Boulevard to the west and Norwood Avenue to the east and Silver Eagle Road to the south. Interstate 80 (I-80) passes through the area on the north, and provides regional access to the project site, to and from the Sacramento Metro Areas, via Norwood Avenue. I-80 serves as one of the major east-west commute corridors throughout the Metro Areas in addition to being designed as part of the National Interstate System.

South Avenue is a two-lane, east-west residential street. Silver Eagle Road is a two-lane, east-west collector street that provides access to Norwood Avenue on the east and Northgate Boulevard on the west.

Western Avenue is a two-lane collector street west of the site, which runs parallel with the railroad

and the *Natomas East Main Drainage Canal*. Western Avenue has no direct connection with Silver Eagle Road with an underpass at where it intersects Silver Eagle Road.

Norwood Avenue is a two to four-lane, north-south arterial street east of the project site that provides site access to I-80 via freeway on-off ramps to the north.

Northgate Boulevard is a four-lane, north-south arterial street that provides site access to I-80 on the north via a freeway interchange, and the Downtown to the south via Highway 160.

Public Transportation. Sacramento Regional Transit is the major public transportation service provider within Sacramento County providing 20.6 miles of light rail service and fixed-route bus service on 119 routes covering a 418 square-mile area, 7 days a week, 365 days a year. Light rail service and many of the bus routes are currently oriented to the downtown area. Currently bus routes 14 and 16 travel near the project site along Norwood Avenue to the east. Also bus route 86 has service along Silver Eagle Road, which connects to the Downtown via San Juan Road, Azevedo Drive, Garden Highway, and Interstate 5.

Bikeways. There is an existing on-street bike lane east of the subject site along Norwood Avenue. On-street bike lanes are also proposed along Western Avenue, Silver Eagle according to the City of Sacramento Bicycle Master Plan. Additionally, there is a proposed off-street bike trail along the eastern levee of the Natomas East Main Drainage Canal.

Parking. Currently, no parking is available at the project site as it is vacant and undeveloped.

Standards of Significance

The following standards of significance, for the different transportation facilities, shall be used to determine if an impact is significant, per CEQA definitions, and requires mitigations:

Roadways: An impact is considered significant for roadways when:

- The project causes the facility to degrade from LOS C or better to LOS D or worse
- For facilities operating at LOS D, E or F without the project, an impact is considered significant if the project increases the v/c ratio by 0.02 or more

Intersections: A significant traffic impact occurs under the following conditions:

- The addition of project-generated traffic causes the level of service of the intersection to change from LOS A, B, or C to LOS D, E or F
- The addition of project-generated traffic increases the average stopped delay by five seconds or more at an intersection already operating worse than LOS C

Bicycle Facilities: A significant Bikeway impact would occur if:

- The project hindered or eliminated an existing designated bikeway, or if the project interfered with implementation of a proposed bikeway
- The project is to result in unsafe conditions for bicyclists, including unsafe bicycle/pedestrian or bicycle/motor vehicle conflicts

Pedestrian Facilities: A significant pedestrian circulation impact would occur if:

- The project would result in unsafe conditions for pedestrians, including increase in pedestrian/bicycle or pedestrian/motor vehicle conflicts.

Transit Facilities: A significant impact to the transit system would occur if the project-generated ridership, when added to existing or future ridership, exceeds available or planned system capacity. Capacity is defined as the total number of passengers the system of buses and light rail vehicles can carry during the peak hour of operation.

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

Answers to Checklist Questions

Question A

The proposed development consists of 35 single-family homes on the existing vacant lot. The project is expected to generate and add new trips onto the road network. The anticipated trip generation is estimated as 34 hourly vehicular trips during the morning peak hour (7:00 – 9:00 am) and 42 hourly vehicular trips during the afternoon peak hour (4:00 – 6:00 pm). Such amount of trip generation is considered insignificant and is not expected to create significant impact on the existing roadway system.

Further, the proposed land uses are consistent with the existing land use designations. Traffic impacts resulting from the developments of the proposed project area were analyzed in the SGPU DEIR. Mitigation measures were adopted to reduce traffic impacts resulting from buildout of the SGPU.

In summary, the land uses of the proposed South Avenue Estates project are consistent with the existing land use designations and the analysis completed for the SGPU DEIR. The proposed project would not create any additional impacts over and above the previously identified impacts.

Questions B & E

Public improvements required for the proposed project are or will be designed to appropriate, applicable standards and to the satisfaction of the City of Sacramento, Development Services Department, Development Engineering and Finance Division (DEF). Therefore, creation of hazards is not expected and no mitigation is required.

The proposed project may increase potential bicycle/pedestrian or bicycle/motor vehicle conflicts. However, the frontage improvements along the project site will include sidewalks to appropriate standards to the satisfaction of the DEF. In addition, the proposed project driveways along with sidewalks, curbs, and gutters shall be designed at appropriate stage(s) in accordance with City standards to the satisfaction of the City of Sacramento, DEF. Potential impacts arising from bicycle/pedestrian or bicycle/motor vehicle conflicts are therefore considered less-than-significant

and no mitigation is required.

Question C

Existing road infrastructure provides adequate emergency access to the proposed project site. The project site shall be designed to appropriate standards, to the satisfaction of the City of Sacramento's DEF and Fire Department. Potential emergency access impacts are considered to be less-than-significant and do not require mitigation.

Question D

Inadequate parking is not anticipated to result from the proposed project as the proposed parking is within the requirements of the City's Zoning Code. Additionally, there is space for grading equipment and employees to park on site. As a result, a less-than-significant parking impact is anticipated.

Question F

No policies concerning alternative forms of transportation would be impacted because the site is being proposed for residential development, which could utilize various forms of transportation within the area. Additionally, the proposed project is not anticipated to impact the existing bike lanes along the Norwood Avenue and/or the proposed bike lanes on Western Avenue, Silver Eagle Road. Therefore, a less-than-significant impact is anticipated.

Question G

The project would not result in waterborne or air traffic impacts because the project improvements would be contained within the project site and would be at ground-level. There are no railroad tracks within the project site, so impacts to rail would also be less-than-significant.

Mitigation Measures

No mitigation is required.

Findings

The project would not result in significant impacts to transportation or circulation.

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

Environmental Setting

On October 1, 2004, North State Resources prepared a biological resources survey and wetland assessment for the proposed project site. As part of the survey they completed a site visit on September 17, 2004. The proposed project site is located in an urban area with existing housing, apartment buildings, and other vacant parcels surrounding the site. The site is bounded by South Avenue on the north, a vacant lot to the south, another vacant lot to the immediate east, and a new house currently under construction to the immediate west. The vegetation at this site is dominated by annual grassland with a few trees present in clumps in the northern portion of the site. The majority of the site has recently been disced except a small northern area around the clumped trees. The eastern portion of the South Avenue parcel is plowed/tilled field dominated by annual grassland species. The herbaceous species present include bindweed (*Convolvulus sp.*), Bermuda grass (*Cynodon dactylon*), wild oat (*Avena fatua*), prickly lettuce (*Lactuca serriola*), curly dock (*Rumex crispus*), foxtail brome (*Bromus rubens*), ripgut brome (*Bromus diandrus*), vulpia (*Vulpia myuros*), star thistle (*Centaurea solstitialis*), wild mustard (*Brassica nigra*), wild radish (*Raphanus sp.*), soft brome (*Bromus hordeaceus*), and salsify (*Tragopogon sp.*). Dominant trees present are valley oaks (*Quercus lobata*).

The western half of the South Avenue parcel is dominated by herbaceous upland species, with hydrophytic (water-loving) species occurring in patches. Upland species in this area include milkweed (*Asclepias fascicularis*), vinegarweed (*Trichostema lanceolatum*), alkali mallow (*Malvella leprosa*), perennial ryegrass (*Lolium perenne*), yellowflowered tarweed (*Holocarpha virgata*), and broad-leaved pepperweed (*Lepidium latifolium*). Hydrophytic species include toad rush (*Juncus bufonius*), smooth spike-primrose (*Epilobium pygmaeum*), and Pacific foxtail (*Alopecurus saccatus*).

Wildlife observed at the site during the field visit by NSR included a turkey vulture (*Cathartes aura*), mourning dove (*Zenaida macroura*), and a mockingbird (*Mimus polyglottos*). Species

observed nearby included western scrub jay (*Aphelocoma californica*), a yellow-billed magpie (*Pica nuttalli*), and a mourning dove, and black tailed jackrabbits (*Lepus californicus*).

Special Status Species

Special Status species are those plants and animals that are legally protected under both the California and Federal Endangered Species Acts (ESA), The Federal Migratory Bird Treaty Act, or the Fish and Game Code of California. In addition, special status species include those species that are not currently protected by statute but which are considered rare or endangered. Special status species are considered to be those species identified by the scientific community to be sufficiently rare to qualify for such listing.

Wetlands/Waters of the United States

The U.S. Army Corps of Engineers (Corps) and the United States Environmental Protection Agency (EPA) regulate the discharge of dredge and fill material into “waters of the United States” under Section 404 of the Clean Water Act. Wetlands are defined for regulatory purposes as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” Wetlands generally include swamps, marshes, bogs, vernal pools, and similar areas (33 CFR 328.3, 40 CFR 230.3).

Standards of Significance

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

- Creation of a potential health hazard, or use, production or disposal of materials that would pose a hazard to plant or animal populations in the area affected;
- Substantial degradation of the quality of the environment, reduction of the habitat, reduction of population below self-sustaining levels of threatened or endangered species of plant or animal;
- Affect other species of special concern to agencies or natural resource organizations (such as regulatory waters and wetlands); or
- Violate the Heritage Tree Ordinance (City Code 12:64.040).

For the purposes of this report, “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);
- Designated as endangered or rare, 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);
- Designated as species of concern by U.S. Fish and Wildlife Service (USFWS), or as species of special concern to California Department of Fish and Game (CDFG);

- Plants or animals that meet the definitions of rare or endangered under the California Environmental Quality Act (CEQA);

Answers to Checklist Questions

Question A and C

The proposed project site consists of approximately 5.0± acres of primarily vacant land that contains weedy species and spoil piles. During the NSR site visit in September of 2004, no special status species were observed on the project site. A review of the California Natural Diversity Data Base (CNDDDB) by NSR, identified twenty one Swainson's hawk (*Buteo swainsoni*) nesting sites within 5 miles of the project site. Swainson's hawks have potential to use the site as foraging habitat. The CNDDDB also identified that western burrowing owl (*Athene cunicularia hypugaea*) occurs less than 2 miles north of the project site. Suitable burrow and foraging habitat is present throughout the site. No burrows were observed within the project site. Project site is suitable for white-tailed kite (*Elanus leucurus*) foraging.

As identified in the biological resources survey and wetland assessment by NSR, the area along the western half of the South Avenue parcel appears to have water ponding for extended periods of time (based on the presence of mud cracks and hydrophytic vegetation. The ponded water represents potentially suitable habitat for vernal pool fairy shrimp (*Branchinecta lynchi*), midvalley fairy shrimp (*Branchinecta mesovallensis*), vernal pool tadpole shrimp (*Lepidurus packardii*), California linderiella fairy shrimp (*Linderiella occidentalis*), dwarf downingia (*Downingia pusilla*), Boggs Lake hedge hyssop (*Gratiola heterosepala*), and legenera (*Legenera limosa*).

Based upon the presence of the hydrophytic vegetation described above, it appears that wetlands may be present on several areas through the site. The western half and the southeastern corner exhibit hydrophytic vegetation and mud cracks, and depressional areas that appear to collect runoff from the adjacent elevated areas. The western half of the site contains several species that are commonly, but not exclusively found in vernal pools.

Development of the site could result in a loss of wetland habitat. As a result, potential impacts to Swainson's hawk, burrowing owl, crustacean species, and wetlands could occur from development of the proposed project. Mitigation measures are included that when implemented would reduce impacts to biological resources to a less-than-significant level.

Mitigation Measures

Burrowing Owl

- BR-1. Within 30 days prior to grading occurring on site, the property owner, developer, or successor-in-interest shall have a qualified biologist, approved for use by City planning staff, confirm that there are no burrowing owls on the site or adjacent to the site per State of California, Department of Fish and Game Guidelines. If no evidence of burrowing owl habitation is confirmed on the project site, no further burrowing owl mitigation is required.
- BR-2. If evidence of burrowing owls habitation is confirmed, the project applicant shall be required to comply with the Department of Fish and Game Burrowing Owl Mitigation Guidelines prior to commencing construction on the project site. Site specific mitigation measures, as defined by the Department of Fish and Game are identified below.

- a. Occupied burrows shall not be disturbed during the nesting season (February 1 through April 31) unless a qualified biologist approved by the Department verifies through non-invasive methods that either: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival;
- b. To offset the loss of foraging habitat and burrow habitat on the project site, a minimum of 6.5 acres of foraging habitat [calculated on a 100m (approximately 300 feet)] per pair or unpaired resident bird shall be acquired and permanently protected. The protected lands should be adjacent to occupied burrowing owl habitat and at a location acceptable to the Department;
- c. When destruction of occupied burrows is unavoidable, existing unsuitable burrows shall be enhanced (enlarged or cleared of debris) or new burrows created (by installing artificial burrows) at a ratio of 2:1 on the protected lands site;
- d. If owls must be moved away from the disturbance area, passive relocation techniques shall be used rather than trapping. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternative burrows;

Passive relocation with one-way doors – Owls should be excluded from burrows in the immediate impact zone and within a 50-meter (approximately 160 feet) buffer zone by installing one-way doors to the burrow entrance. One way doors (e.g. modified dryer vents) should be left in place for 48 hours to insure owls have left the burrows before excavation. Two natural or artificial burrows should be provided for each burrow in the area that will be rendered biologically unsuitable. The project area should be monitored daily for one week to confirm owl use of burrows before excavating burrows in the immediate impact zone. Whenever possible, burrows should be excavated using hand tools and refilled to previous reoccupation. Sections of flexible plastic pipe should be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrows;

Or

Passive relocation without one-way doors – Two natural or artificial burrows shall be provided for each burrow in the project area that will be rendered biologically unsuitable. The project area should be monitored daily until the owls have relocated to the new burrows. The formally occupied burrows may then be excavated. Whenever possible, burrows should be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe should be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrows.

- e. The project sponsor shall provide funding for long-term management and monitoring of the protected lands. The monitoring plan should include success criteria, remedial measures, and an annual report to the Department of Fish and Game;

OR

- f. If avoidance is the preferred method of dealing with the potential project impacts, then no disturbance should occur within 50 meters (approximately 160 feet) during the breeding season of February 1 through August 31. Avoidance also requires that a minimum 6.5 acres of foraging habitat be permanently preserved contiguous with occupied burrow sites for each pair of breeding burrowing owls (with or without dependent young) or single unpaired resident bird. The configuration of the potential habitat should be approved by the Department of Fish and Game.

Swainson's Hawk

BR-3 For projects within 10 miles of an active nest tree but greater than 5 miles from an active nest tree:

- a The applicant/developer shall acquire 0.5 acres of habitat mitigation (HM) land for each acre of urban development authorized (0.5:1 ratio) shall be provided. All HM lands protected under this requirement may be protected through fee title acquisition or conservation easement (acceptable to the Department) on agricultural lands or other suitable habitats which provide foraging habitat for Swainson's hawk

OR

- b The Developer shall pay into a fee program established jointly by the City of Sacramento and the Department of Fish and Game, if available.

OR

- c The Applicant shall satisfy any other mitigation measures that the Department of Fish and Game develops and deems appropriate.

BR-3 The applicant/property owner shall provide prospective property buyers/future land developers of the site(s) with the mitigation measures implemented with this project. These mitigation measures shall apply to all development of this subject site shall run with the property and apply to potential future developers who conduct initial site disturbing activities.

Wetlands

BR-4 The applicant/developer shall have the western half and the southeastern area of the site consisting of hydrophytic vegetation delineated and verified by the U.S. Army Corps of Engineers (Corps), to determine if there are jurisdictional wetlands on the site. Any required permitting (individual permit, written authorization under a Nationwide permit, or a written statement that no further action is required) shall be obtained prior to issuance of grading permits. Implementation of any Corps mitigation measures may be phased with the project in accordance with the Corps permit conditions.

BR-5 Based upon the results of the formal wetland delineation, if any potential vernal pool habitat for vernal pool fairy shrimp, midvalley fairy shrimp, vernal pool tadpole shrimp,

and/or California linderiella fairy shrimp is identified, the applicant/developer shall comply with the following measures:

- a Preservation Component. For every acre of habitat directly or indirectly affected, at least two vernal pool credits will be dedicated within a USFWS approved ecosystem preservation bank, or, based on USFWS evaluation of site specific conservation values, three acres of vernal pool habitat may be preserved on the project site or on another non-bank site as approved by the USFWS;
- b Creation component. For every acre of habitat directly affected, at least one vernal pool creation credit will be dedicated within a USFWS approved habitat mitigation bank, or, based on USFWS evaluation of site-specific conservation values, two acres of vernal pool habitat will be created and monitored on the project site or on another non-bank site as approved by the USFWS.
- c Vernal pool habitat and associated upland habitat used as on-site mitigation will be protected from adverse impacts and managed in perpetuity or until the Corps, the applicant, and the USFWS agree on a process to exchange such areas for credits within a USFWS approved mitigation banking system.
- d If habitat is avoided (preserved) on site, then a USFWS approved biologist (monitor) will inspect any construction-related activities at the proposed project site to ensure that no unnecessary take of listed species or destruction of their habitat occurs. The biologist will have the authority to stop all activities that may result in such take or destruction until appropriate corrective measures have been completed. The biologist also will be required to report immediately any unauthorized impacts to the USFWS and the CA Dept. of Fish & Game.
- e Adequate fencing shall be placed and maintained around any avoided (preserved) vernal pool habitat to prevent impacts from vehicles.
- f All on-site construction personnel shall receive instruction regarding the presence of listed species and the importance of avoiding impacts to these species and their habitat.
- g The applicant shall ensure that activities that are inconsistent with the maintenance of this suitability of remaining habitat and associate on-site watershed are prohibited. This includes, but is not limited to (i) alteration of existing topography or any other alteration or uses for any purposes, including the exploration for or development of mineral extraction; (ii) placement of any new structures on these parcels; (iii) dumping, burning, and/or burying of rubbish, garbage, or any other wastes or fill materials; (iv) building of any new roads or trails; (v) killing, removal, alteration, or replacement of any existing native vegetation; (vi) placement of storm water drains; (vii) fire protection activities not required to protect existing structures at the project site; and (viii) use of pesticides or other toxic chemicals.

With the implementation of the above mitigation measures, the proposed project is anticipated to have a less-than-significant impact on biological and wetland resources.

Question B

The only local species the City protects are "Heritage Trees." The City protects "Heritage Trees" by ordinance (City Code 12.64). Heritage Trees are defined by Sacramento's Heritage Tree Ordinance as:

- a. Any trees of any species with a trunk circumference of one hundred (100) inches or more, which is of good quality in terms of health, vigor of growth and conformity to generally accepted horticultural standards of shape and location for its species.
- b. Any native Quercus species, Aesculus California or Platanus Racemosa, having a circumference of thirty-six (36) inches or greater when a single trunk, or a cumulative circumference of thirty-six (36) inches or greater when a multi-trunk.
- c. Any tree thirty-six (36) inches in circumference or greater in a riparian zone. The riparian zone is measured from the center line of the water course to thirty (30) feet beyond the high water line.
- d. Any tree, grove of trees or woodland trees, designated by resolution of the city council to be of special historical or environmental value or of significant community benefit.

There are a number of trees located on the north central portion of the project site. The City Arborist has visited the project site and determined that based upon the current structure and species of the existing trees, they may be removed or saved at the developer's discretion. Therefore, it is anticipated that impacts to locally designated species will remain less-than-significant.

Findings

With the incorporation of the mitigation measures listed above, the proposed project would not result in significant impacts to biological resources.

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

Environmental Setting

Pacific Gas and Electric (PG&E) is the natural gas utility for the City of Sacramento. Not all areas are currently provided with gas service. PG&E gas transmission pipelines are concentrated north of the City of Sacramento. Distribution pipelines are located throughout the City, usually underground along City and County public utility easements (PUEs).

The Sacramento Municipal Utility District (SMUD) supplies electricity to the City of Sacramento. SMUD operates a variety of hydroelectric, photovoltaic, geothermal and co-generation powerplants. SMUD also purchases power from PG&E and the Western Area Power Administration. Major electrical transmission lines are located in the northeastern portion of the City of Sacramento.

Standards of Significance

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

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

Answers to Checklist Questions

Questions A - C

Development of the proposed project would require the use of energy when completed and also during construction. However, this energy use would not require the development of new sources of energy nor would it result in substantial increases in demand for energy. The proposed project is consistent with the uses that have been anticipated at this location by the Sacramento General Plan Update and the associated EIR and North Sacramento Community Plan. Therefore a less-than-significant impact is expected.

Mitigation Measures

No mitigation measures are required.

Findings

The project would not result in impacts to energy resources.

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

Environmental Setting

The proposed project site is located within an area that has a mix of existing residential uses and vacant land. As observed on a site visit in September of 2004, the site is vacant and consists of weedy grasses and some trees. Based upon the site visit, no evidence of hazardous materials were observed on the site.

Standards of Significance

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

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

containing materials; or

- expose people (e.g., residents, pedestrians, construction workers) to existing contaminated groundwater during de-watering activities; or
- expose people (e.g., residents, pedestrians, construction workers) to increase fire hazards.

Answers to Checklist Questions

Questions A, C & D

The project site does not appear to contain any hazardous materials. During the site visit, no obvious hazardous materials were observed. There are some remnants of a possible former residence located at the site. There may be some remnant concrete foundation materials; however, all demolition and removal of demolition debris will be required to comply with Title 15 of the Sacramento City Code. Additionally, the project will be required to comply with all applicable standards for construction of residential uses and must comply with all regulations governing discoveries of suspicious materials; therefore, impacts from hazards are anticipated to be less-than-significant.

Questions B & E

During the site visit in September 2004, the area appeared to have been recently plowed/tilled lowering the potential for brush fires to occur at the site. The proposed project is required to meet the Uniform Fire Code standards. Development of the site would reduce the risk of grass fires starting at the site as development would clear out the weedy grasses. Therefore, impacts to fire hazards are considered to be less-than-significant.

Mitigation Measures

No mitigation is required.

Findings

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

SOUTH AVENUE ESTATES (P04-137)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

The SGPU DEIR indicated that the three major noise sources in the City of Sacramento are surface traffic, aircraft, and the railroad (AA-1). The major noise source in the project area is noise from the Union Pacific Railroad (UPRR) Main Line and Silver Eagle Road. According to the SGPU DEIR, noise from the UPRR Main Line is estimated to be approximately 72 dB 100 feet from the tracks. The SGPU DEIR also identified that these tracks have approximately 15 trains per day with 5 occurring at night (SGPU DEIR, AA-41). According to the SGPU DEIR, existing noise generated from Silver Eagle Road is estimated to be 63 dB Ldn at 75 feet from the centerline of the road (SGPU DEIR, AA-22).

Standards of Significance

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

- Exterior noise levels at the proposed project, which are above the upper value of the normally acceptable category for various land uses (SGPU DEIR AA-27) caused by noise level increases due to the project. The maximum normally acceptable exterior community noise exposure for commercial uses is 65 dB Ldn, for residential backyards it is 60 dB Ldn, and for residential interior it is 45 dB Ldn;
- Residential interior noise levels of 45 Ldn or greater caused by noise level increases due to the project;
- Construction noise levels not in compliance with the City of Sacramento Noise Ordinance;

- Occupied existing and project residential and commercial areas are exposed to vibration peak particle velocities greater than 0.5 inches per second due to project construction;
- Project residential and commercial areas are exposed to vibration peak particle velocities greater than 0.5 inches per second due to highway traffic and rail operations; and
- Historic buildings and archaeological sites are exposed to vibration peak particle velocities greater than 0.25 inches per second due to project construction, highway traffic, and rail operations.

Construction-generated sound is exempt from limits if construction activities take place between the hours of 7:00 a.m. and 6:00 p.m. Monday-Saturday and between 9:00 a.m. and 6:00 p.m. on Sundays as specified in Section 8.68.080 of the City of Sacramento Noise Ordinance.

Answers to Checklist Questions

Questions A and B

The major noise source in the project area is traffic noise from the UPRR Main Line and Silver Eagle Road. The proposed project may temporarily increase noise in the area due to grading and construction activities. However, the noise would be temporary and instantaneous. In addition, the City of Sacramento Noise Ordinance exempts construction-related noise if the construction takes place between the hours of 7:00 a.m. and 6:00 p.m., on Monday through Saturday, and between 9:00 a.m. and 6:00 p.m. on Sunday. Short-term noise impacts would be less-than-significant with adherence to the Noise Ordinance.

Noise from the UPRR Main Line is estimated to be approximately 72 dB at 100 feet from the tracks (SGPU DEIR, AA-41). The proposed project site is approximately 530± feet east of the UPRR Main Line tracks. Noise generated from the passing of trains along the UPRR Main Line would be limited to the number of trains that pass by on a daily basis which is estimated at about 15 trains per day (SGPU DEIR, AA-41). Based on the distance from the tracks and the existing development along Western Avenue, occasional noise from the existing train operations to the west are anticipated to have a less-than-significant impact on the South Avenue Estates project. Noise from the Silver Eagle road is estimated to be approximately 63 dB Ldn at 75 feet from the centerline. The proposed project is located approximately 560± feet north of Silver Eagle Road and is therefore, not anticipated to be impacted by noise from the roadway. Therefore, a less-than-significant impact is anticipated.

Mitigation Measures

No mitigation is required.

Findings

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

SOUTH AVENUE ESTATES (P04-137)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

The nearest fire stations to the proposed project site are, in no particular order, Station No. 15 located at 1591 Newborough, Station No. 17 located at 1311 Bell Avenue, Station No. 18 located at 746 North Market Boulevard, and Station No. 20 located at 300 Arden Way.

The area is served by the Sacramento City Police Department. The William J. Kinney Police Facility is located approximately 2 miles to the east at 3550 Marysville Boulevard.

The proposed project site is within the Del Paso Heights and Grant Union High School Districts.

Standards of Significance

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

Answers to Checklist Questions

Questions A - E

Although government services would be needed to serve the project site, this would not result in the need for an alteration to existing services nor would it result in the need to construct any new facilities to provide the additional services. The proposed project is consistent with uses anticipated by the SGPU, the North Sacramento Community Plan, and their associated environmental analysis documents. Therefore, a less-than-significant impact on public services is anticipated.

Mitigation Measures

No mitigation is required.

Findings

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

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

Environmental Setting

Telephone. SBC provides telephone service to the project site and throughout the surrounding area. Telephone service to the project area is provided primarily with above ground transmission lines.

Water. The City provides water service from a combination of surface and groundwater sources. The area south of the American River is served by surface water from the American and Sacramento Rivers. The City also pumps groundwater to areas north of the American River. Eventually, the City intends to balance its use of surface and groundwater, requiring surface water in the north area. Water Mains in the vicinity of the project site are currently dead end mains that stop short of the project site in Western Avenue and Silver Eagle Road.

Stormwater Drainage. The project is within drainage basin 157. Storm drainage is discharged to a piped and ditch system to Sump 157. Drainage is then pumped into the Natomas East Main Drainage Canal (Steelhead Creek), which then drains to the Sacramento River.

Sewage. Sanitary sewer service is available to North Sacramento. The Sacramento Regional County Sanitation District (SRCSD) provides sewage treatment for the cities of Folsom and Sacramento and County Sanitation District (CSD)-1, which serve the unincorporated urban

portions of the County and portions of Sacramento. This particular portion of the City is served by the City Utilities Department.

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

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

Standards of Significance

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

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

Answers to Checklist Questions

Question A

The North Sacramento Community Plan and General Plan Update designates this site as Residential. The proposed project is consistent with the intended development for the site. No impact to communications systems is expected.

Questions B, C, and E

The proposed project will be required to connect to the City's water distribution and drainage systems. The water mains to be constructed to serve this site shall have two points of connection to the existing water system. A looped system will require 2,300 feet of off-site water mains. All connections to the City's utility system will be done to the satisfaction of the City's Department of Utilities. The City's Department of Utilities has reviewed the proposed project, which is consistent with the North Sacramento Community Plan and SGPU, to ensure that adequate water is available.

Additionally, post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required (refer to "*Guidance Manual for On-site Stormwater Quality Control Measures*" January 2000 for appropriate source control measures). The stormwater drainage system flowing through the region to Sump 157 may be capacity constrained and stops 1100 feet short of the site. The City of Sacramento, Department of Utilities will require a drainage study to determine what improvements to the existing stormwater drainage system will be required of the project and to determine the size of new drainage facilities to be extended to the site. Once the study is completed and approved, the project developers will be responsible for constructing

necessary improvements to ensure that there is adequate functioning of the drainage system to serve the proposed project site. All public storm drainage systems shall be coordinated with and approved by the Department of Utilities.

Because the project is required to comply with the City's ordinances, the project impacts on the City's water supply, water distribution infrastructure, and drainage facilities are anticipated to be less-than-significant.

Question D

The sewer system in the region may have inadequate capacity to provide the proper functioning of the system. The system flowing through the region to Sump 85 may be capacity constrained. As a result a study will be required to determine what improvements to the existing system will be required prior to any development occurring. Prior to any development occurring on site, the City of Sacramento, Department of Utilities will require a sewer study to determine what improvements to the existing sewer system will be required of the project. Once the study is completed and approved, the project developers will be required to construct all necessary improvements to ensure that there is adequate functioning of the sewer system to serve the proposed project site, while at the same time not inhibiting other potential development in the area. These improvements will be required prior to any final building permit. All public sewers shall be coordinated with and approved by the Department of Utilities. With the development requirements established by the Department of Utilities, the proposed project is anticipated to have a less-than-significant impact on sewer services.

Question F

Prior to issuance of a building permit by the Building Division the applicant would be required to comply with the City's Zoning Ordinance (Title 17.72 of the City Code). This section addresses recycling and solid waste disposal requirements for new and existing developments, which are designed to reduce impacts from the disposal of solid waste. Because the proposed project will be required to comply with this ordinance, it is anticipated to result in less-than-significant impacts from solid waste.

Mitigation Measures

No mitigation is required.

Findings

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

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

Environmental Setting

The project site is not in an adopted view corridor or a scenic vista. The project area is presently comprised of vacant land and residential uses. The UPRR Main Line is located west of the site on a levee, at a higher grade than the proposed project site. Beyond the railroad tracks is the Natomas East Main Drainage Canal and Steelhead Creek. The project site is located within the Strawberry Manor Design Review Area.

Standards of Significance

Visual impacts would include obstruction of a significant view or viewshed or the introduction of a façade which lacks visual interest and compatibility which would be visible from a public gathering or viewing area.

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

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

Light. Light is considered significant if it would be cast onto oncoming traffic or residential uses.

Answers to Checklist Questions

Questions A and B

The proposed project is not within an identified scenic corridor or viewshed so impacts to an

identified scenic corridor or viewshed would be less-than-significant. The proposed project is located within the Strawberry Manor Design Review Area and will be required to get approval from the Design Review Staff for the design of the buildings. Therefore, the proposed project is anticipated to have a less-than-significant impact on aesthetics.

Questions C and D

The proposed project would require improvements to the City rights-of-way. These improvements may require the installation of street lighting. The lighting would be installed to meet City standards.

With the design and orientation of lighting in compliance with the City Ordinance, impacts associated with light and glare are anticipated to be less-than-significant.

Mitigation Measures

No mitigation is required.

Findings

The project is determined to have a less-than-significant impact to aesthetics, light, or glare.

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

Environmental Setting

The proposed project is not in a Primary Impact Area as defined by the Sacramento General Plan Update Draft Environmental Impact Report (SGPU) (DEIR, V-5). The SGPU defines a Primary Impact Area as an area that is most sensitive to urban development due to the potential presence of cultural resources. The project site is vacant with weedy grasses and some trees located on the site.

Standards of Significance

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

1. Cause a substantial change in the significance of a historical or archaeological resource as defined in CEQA Guidelines Section 15064.5 or
2. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Answers to Checklist Questions

Questions A - D

The project site does not contain any known cultural or historical resources, nor were any evident during a site visit in September 2004. However, during construction, previously unidentified cultural or historical resources may be unearthed. The mitigation measures listed below shall be implemented to ensure a less-than-significant impact to potential cultural resources.

Question E

There are no known existing religious or sacred uses on the project site. Therefore, it is not anticipated that religious or sacred uses will be impacted by the proposed project.

Mitigation Measures

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

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

Findings

The project is expected to have less-than-significant impacts on cultural resources with the incorporation of the above mitigation measures.

SOUTH AVENUE ESTATES (P04-137)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Environmental Setting

There are no existing recreational amenities within the project site, as the site is currently vacant private property. Surrounding uses consist of vacant land and residential. To the west of the site is the Natomas East Main Drainage Canal, which contains the Ueda Parkway and Steelhead Creek. Future bicycle/pedestrian and horse trails are proposed within the parkway. To the southeast of the site at the northwest corner of Norwood and Silver Eagle is the Robertson Park Community Center and just east of Norwood at the terminus of Silver Eagle Road is Nuevo Park.

Standards of Significance

Recreation impacts would be considered significant if the project created a new demand for additional recreational facilities or affected existing recreational opportunities.

Answers to Checklist Questions

Questions A and B

The proposed project would not affect existing recreational opportunities because there are no existing recreational amenities within the project site. The proposed project is within the vicinity of the Ueda Parkway but will not affect the parkway or its proposed amenities except for providing housing for possible future users. The proposed project is consistent with the North Sacramento Community Plan, and the Sacramento General Plan Update land use designations. Therefore, recreational impacts are anticipated to be less-than-significant.

Mitigation Measures

No mitigation is required.

Findings

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

Mandatory Findings of Significance Discussion

- A. As discussed in the Biological Resources section, mitigation measures have been included to ensure the project will 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. There are no historically significant buildings or items on the site. Mitigation measures have been included in the case that previously unidentified cultural or historical resources are uncovered during construction.

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

- C. When impacts are considered along with, or in combination with other impacts, the project-related impacts are less-than-significant. The proposed project will not add substantially to any cumulative effects. Project related impacts would be mitigated to a less-than-significant level; therefore cumulative effects are not considered a significant impact.

- D. The project does not have environmental effects that could cause substantial adverse effects on human beings, either directly or indirectly with the implementation of mitigation measure for potential air quality and noise impacts. The site is not known to contain any hazards. However, construction activities could reveal previously unknown hazards. The proposed project is required to comply with all applicable laws concerning hazardous materials. There are no known paleontological resources on the site. Mitigation measures concerning how to handle paleontological resources were included in the case previously unidentified resources are uncovered during construction activities.

SECTION IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | |
|--|--|
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Hazards |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Geological Problems | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Water | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Aesthetics, Light & Glare |
| <input type="checkbox"/> Transportation/Circulation | <input checked="" type="checkbox"/> Cultural Resources |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Energy and Mineral Resources | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> None Identified | |

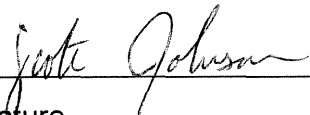
SECTION V. DETERMINATION

On the basis of the initial evaluation:

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

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

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



Signature

3-9-05

Date

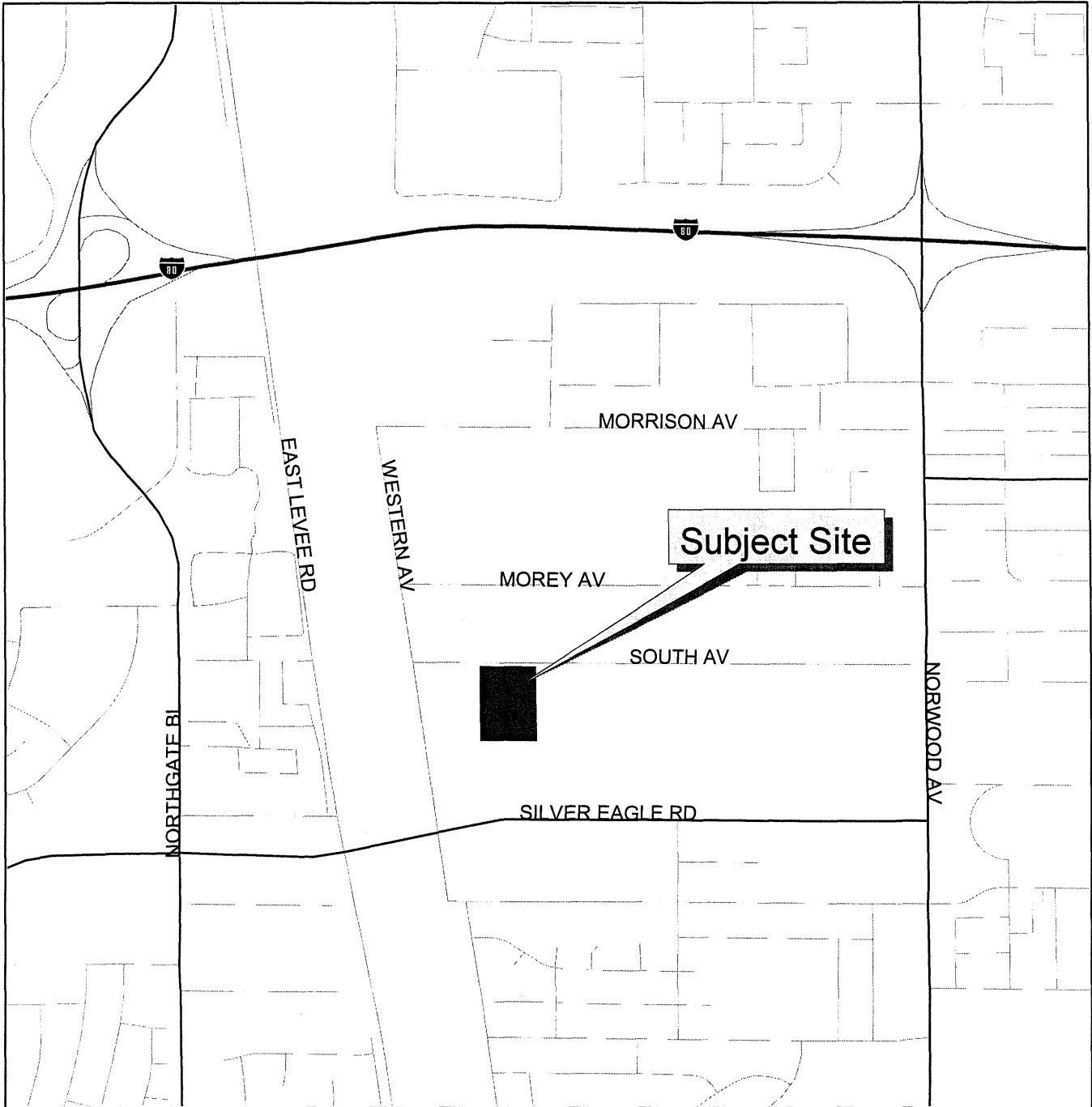
Scott Johnson

Printed Name

ATTACHMENT A

Vicinity Map/Location Map

ATTACHMENT A

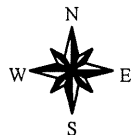


Planning & Building
Department

Geographic
Information
Systems

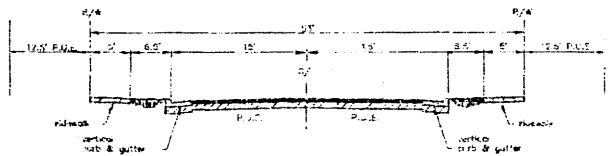
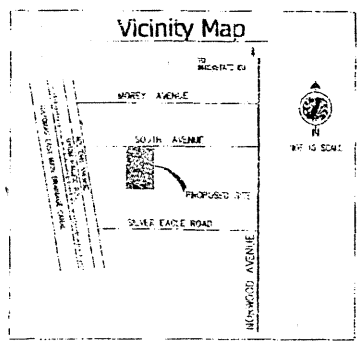
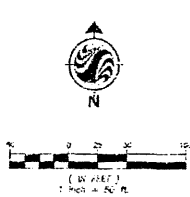
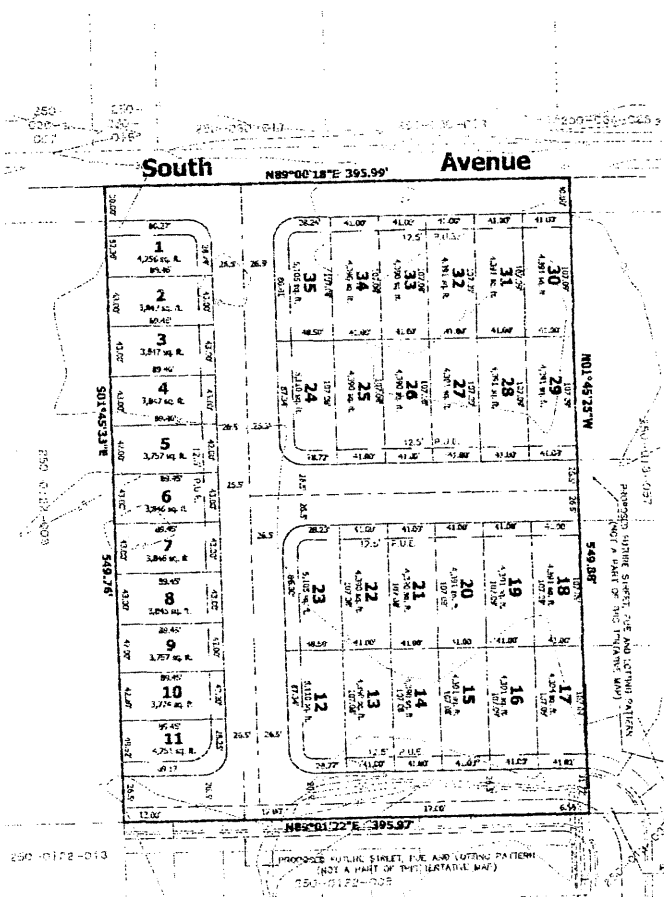
July 1, 2004

Vicinity Map
P04-137



ATTACHMENT B

Project Plans



Typical 53' Street Section
NOT TO SCALE

Project Notes:

Record Owner(s)
David Watson
Joe E. Cowan
P.O. Box 519
Riverside, CA 95679
phone: (916)782-8511

Subdivider
Molson Properties
P.O. Box 513
Riverside, CA 95678
phone: (916)782-8511
contact: Dave Watson

Engineer/Surveyor
Startec Consulting Inc.
2580 Venture Oaks Way
Sacramento, CA 95833
phone: (916)559-2500
contact: Michael Dequine, L.S.

Site Area
5,004 acres gross
3,473 acres net

Assessor's Parcel Number
250-0122-01A

Zoning
existing: R-1A PROPOSED: R-1A

Public Services & Facility Provider

Improvements:	City of Sacramento
Water:	City of Sacramento
Sewer:	City of Sacramento
Drainage:	City of Sacramento
Electricity:	Sacramento Municipal Utility District
Gas:	Pacific Gas and Electric
Telephone:	Pacific Bell
Elementary School District:	North Sacramento Elementary
High School District:	Grant Joint Union
Fire District:	City of Sacramento

Land Use Summary

Existing use:	Vacant
Proposed use:	35 acre family residences
Density:	6.4 dwelling units per acre
Average lot size:	4,112 sq. ft.

Acreage Totals:

gross	=	4,928 acres	27,354 SQ. FT.
net	=	1,572 acres	85,568 SQ. FT.
net	=	2,456 acres	132,116 SQ. FT.



Startec
City of Engineers
The Engineer who seals and is responsible for all subdivisions, to the State of California is not liable if subdivision will be located in future. Contact to the Public Service Commission for all subdivisions. The Commission will require that the property be properly surveyed, located, and staked. The Engineer who seals for the property must include a 1/4" scale plat showing the location of the property and the location of the proposed subdivision.

Startec Consulting Inc.
2580 Venture Oaks Way
Sacramento, CA 95833
Tel: 916.559.2500
Fax: 916.571.9774
www.startec.com

Note:
This tentative map was prepared under the direction of information shown herein is to be used for purposes of obtaining an entitlement for a tentative subdivision only and is subject to revision.

Date: 12-27-04
Michael R. Lee, L.S. 5614
License expires 02/20/05



SOUTH AVENUE ESTATES
TENTATIVE SUBDIVISION MAP
FILED 12/27/04
LAW 12418

TENTATIVE SUBDIVISION MAP
SOUTH AVENUE ESTATES
SHOWING A DIVISION OF LOT 8 AS SAID LOT IS SHOWN ON THE
MAP OF "JOHNSON HEIGHTS" FILED IN BOOK 11 OF MAPS AT
MAP NUMBER 29, IN THE CITY OF SACRAMENTO
SACRAMENTO COUNTY, CALIFORNIA

ATTACHMENT B

ATTACHMENT C: 2005 Adopted Mitigation Reporting Plan

Exhibit 1A – Mitigation Monitoring Plan

**SOUTH AVENUE ESTATES – (P04-137)
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services Department, Environmental Planning Services, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: South Avenue Estates – (P04-137)
Owner/Developer- Name: Dave Matson & Joe E. Corwin
Address: P.O. Box 519
Roseville, CA 95678

Project Location / Legal Description of Property (if recorded):

The proposed project is located on the south side of South Avenue, approximately 500 feet east of Western Avenue in the North Sacramento Community Plan area of the City of Sacramento, Sacramento County (APNs: 250-0122-004).

Project Description:

The proposed project consists of entitlements to subdivide one lot into 35 single family detached homes on 5.00± vacant acres in the Single Family Alternative (R-1A) zone. Specific entitlements include:

- A. Tentative Map to subdivide one lot into 35 lots on 5.00± vacant acres in the Single Family Alternative (R-1A) zone;
- B. Special Permit to develop 35 single-family detached homes on 5.00± vacant acres in the Single Family Alternative (R-1A) zone.

SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for Biological Resources and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken verbatim from the Initial Study and are assigned the same number they have in the document. 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. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained with the MMP. The City of Sacramento will be responsible for ensuring compliance.

Exhibit 1A – Mitigation Monitoring Plan

SOUTH AVENUE ESTATES (P04-137)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>7. Biological: <i>Burrowing Owl</i></p> <p>BR-1. Within 30 days prior to grading occurring on site, the property owner, developer, or successor-in-interest shall have a qualified biologist, approved for use by City planning staff, confirm that there are no burrowing owls on the site or adjacent to the site per State of California, Department of Fish and Game Guidelines. If no evidence of burrowing owl habitation is confirmed on the project site, no further burrowing owl mitigation is required.</p> <p>BR-2. If evidence of burrowing owls habitation is confirmed, the project applicant shall be required to comply with the Department of Fish and Game Burrowing Owl Mitigation Guidelines prior to commencing construction on the project site. Site specific mitigation measures, as defined by the Department of Fish and Game are identified below.</p> <p>a. Occupied burrows shall not be disturbed during the nesting season (February 1 through April 31) unless a qualified biologist approved by the Department verifies through non-invasive methods that either: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival;</p> <p>b. To offset the loss of foraging habitat and burrow habitat on the project site, a minimum of 6.5 acres of foraging habitat [calculated on a 100m (approximately 300 feet)] per pair or unpaired</p>	<p>Applicant / developer</p> <p>Applicant / developer</p>	<p>City Development Services Department, CA Dept. of Fish & Game.</p> <p>City Development Services Department, CA Dept. of Fish & Game.</p>	<p>Pre-construction biological surveys shall be completed as specified and submitted with grading/building plans.</p> <p>Mitigation Measures, including construction-timing restrictions shall be included on the Construction Specifications</p>	<p>Prior to issuance of any grading or building permit, measures identified on plans shall be verified for compliance. The Development Services Department shall assure that measures are identified on construction plans and confirm compliance prior to issuance of any grading or building permit.</p>	

Exhibit 1A – Mitigation Monitoring Plan

SOUTH AVENUE ESTATES (P04-137)
MITIGATION MONITORING PLAN

Mitigation Measure	VERIFICATION OF COMPLIANCE			
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing
<p>resident bird shall be acquired and permanently protected. The protected lands should be adjacent to occupied burrowing owl habitat and at a location acceptable to the Department;</p> <p>c. When destruction of occupied burrows is unavoidable, existing unsuitable burrows shall be enhanced (enlarged or cleared of debris) or new burrows created (by installing artificial burrows) at a ratio of 2:1 on the protected lands site;</p> <p>d. If owls must be moved away from the disturbance area, passive relocation techniques shall be used rather than trapping. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternative burrows;</p> <p>Passive relocation with one-way doors - Owls should be excluded from burrows in the immediate impact zone and within a 50-meter (approximately 160 feet) buffer zone by installing one-way doors to the burrow entrance. One way doors (e.g. modified dryer vents) should be left in place for 48 hours to insure owls have left the burrows before excavation. Two natural or artificial burrows should be provided for each burrow in the area that will be rendered biologically unsuitable. The project area should be monitored daily for one week to confirm owl use of burrows before excavating burrows in the immediate impact zone. Whenever possible, burrows should be excavated using</p>				

Exhibit 1A – Mitigation Monitoring Plan

SOUTH AVENUE ESTATES (P04-137)
MITIGATION MONITORING PLAN

Mitigation Measure	VERIFICATION OF COMPLIANCE			
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing Verification of Compliance (Initials/Date)
<p>hand tools and refilled to previous reoccupation. Sections of flexible plastic pipe should be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrows;</p> <p>Or</p> <p>Passive relocation without one-way doors – Two natural or artificial burrows shall be provided for each burrow in the project area that will be rendered biologically unsuitable. The project area should be monitored daily until the owls have relocated to the new burrows. The formally occupied burrows may then be excavated. Whenever possible, burrows should be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe should be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrows.</p> <p>e. The project sponsor shall provide funding for long-term management and monitoring of the protected lands. The monitoring plan should include success criteria, remedial measures, and an annual report to the Department of Fish and Game;</p> <p>OR</p> <p>f. If avoidance is the preferred method of dealing with the potential project impacts, then no disturbance should occur within 50 meters</p>				

Exhibit 1A – Mitigation Monitoring Plan

SOUTH AVENUE ESTATES (P04-137)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>(approximately 160 feet) during the breeding season of February 1 through August 31. Avoidance also requires that a minimum 6.5 acres of foraging habitat be permanently preserved contiguous with occupied burrow sites for each pair of breeding burrowing owls (with or without dependent young) or single unpaired resident bird. The configuration of the potential habitat should be approved by the Department of Fish and Game.</p> <p><i>Swainson's Hawk</i></p> <p>BR-3 For projects within 10 miles of an active nest tree but greater than 5 miles from an active nest tree:</p> <p>a The applicant/developer shall acquire 0.5 acres of habitat mitigation (HM) land for each acre of urban development authorized (0.5:1 ratio) shall be provided. All HM lands protected under this requirement may be protected through fee title acquisition or conservation easement (acceptable to the Department) on agricultural lands or other suitable habitats which provide foraging habitat for Swainson's hawk</p> <p>OR</p> <p>b The Developer shall pay into a fee program established jointly by the City of Sacramento and the Department of Fish and Game, if available.</p> <p>OR</p> <p>c The Applicant shall satisfy any other mitigation measures that the Department of Fish and Game develops and deems appropriate.</p>	Applicant / developer	City Development Services Department, CA Dept. of Fish & Game.	<p>Mitigation Measures shall be included on the map and on the Construction Specifications. Mitigation measures shall be made a condition of the Special Permit</p> <p>Prior to issuance of any grading or building permit, measures identified on plans shall be verified for compliance.</p> <p>The Development Services Department shall assure that measures are identified on construction plans and confirm compliance prior to</p>		

Exhibit 1A – Mitigation Monitoring Plan

SOUTH AVENUE ESTATES (P04-137)
MITIGATION MONITORING PLAN

MITIGATION MEASURE		IMPLEMENTING RESPONSIBILITY	MONITORING RESPONSIBILITY	COMPLIANCE STANDARDS	TIMING	VERIFICATION OF COMPLIANCE (INITIALS/DATE)
BR-4.	The applicant/property owner shall provide prospective property buyers/future land developers of the site(s) with the mitigation measures implemented with this project. These mitigation measures shall apply to all development of this subject site shall run with the property and apply to potential future developers who conduct initial site disturbing activities.	Applicant / developer	City Development Services	Mitigation measures shall be made a condition of the Special Permit	issuance of any grading or building permit.	
<i>Wetlands</i>						
BR-5.	The applicant/developer shall have the western half and the southeastern area of the site consisting of hydrophytic vegetation delineated and verified by the U.S. Army Corps of Engineers (Corps), to determine if there are jurisdictional wetlands on the site. Any required permitting (individual permit, written authorization under a Nationwide permit, or a written statement that no further action is required) shall be obtained prior to issuance of grading permits. Implementation of any Corps mitigation measures may be phased with the project in accordance with the Corps permit conditions.	Applicant / developer	City Development Services Department, U.S. Army Corps of Engineers	Mitigation Measures shall be included on the map and on the Construction Specifications. Mitigation measures shall be made a condition of the Special Permit	The Development Services Department shall assure that measures are identified on construction plans and confirm compliance prior to issuance of any grading or building permit.	
BR-6.	Based upon the results of the formal wetland delineation, if any potential vernal pool habitat for vernal pool fairy shrimp, midvalley fairy shrimp, vernal pool tadpole shrimp, and/or California indertella fairy shrimp is identified, the applicant/developer shall comply with the following measures: a. Preservation Component. For every acre of habitat directly or indirectly affected, at least two vernal pool credits will be dedicated within a USFWS approved ecosystem preservation bank, or, based on USFWS evaluation of site specific	Applicant / developer	City Development Services Department, CA Dept. of Fish & Game, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service			

Exhibit 1A – Mitigation Monitoring Plan

SOUTH AVENUE ESTATES (P04-137)
MITIGATION MONITORING PLAN

Mitigation Measure	VERIFICATION OF COMPLIANCE			
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing
<p>conservation values, three acres of vernal pool habitat may be preserved on the project site or on another non-bank site as approved by the USFWS;</p> <p>b. Creation component. For every acre of habitat directly affected, at least one vernal pool creation credit will be dedicated within a USFWS approved habitat mitigation bank, or, based on USFWS evaluation of site-specific conservation values, two acres of vernal pool habitat will be created and monitored on the project site or on another non-bank site as approved by the USFWS.</p> <p>c. Vernal pool habitat and associated upland habitat used as on-site mitigation will be protected from adverse impacts and managed in perpetuity or until the Corps, the applicant, and the USFWS agree on a process to exchange such areas for credits within a USFWS approved mitigation banking system.</p> <p>d. If habitat is avoided (preserved) on site, then a USFWS approved biologist (monitor) will inspect any construction-related activities at the proposed project site to ensure that no unnecessary take of listed species or destruction of their habitat occurs. The biologist will have the authority to stop all activities that may result in such take or destruction until appropriate corrective measures have been completed. The biologist also will be required to report immediately any unauthorized impacts to the USFWS and the CA Dept. of Fish & Game.</p> <p>e. Adequate fencing shall be placed and maintained around any avoided (preserved) vernal pool habitat to prevent impacts from vehicles.</p> <p>f. All on-site construction personnel shall receive</p>				

Exhibit 1A – Mitigation Monitoring Plan

SOUTH AVENUE ESTATES (P04-137)
MITIGATION MONITORING PLAN

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>instruction regarding the presence of listed species and the importance of avoiding impacts to these species and their habitat.</p> <p>g. The applicant shall ensure that activities that are inconsistent with the maintenance of this suitability of remaining habitat and associate on-site watershed are prohibited. This includes, but is not limited to (i) alteration of existing topography or any other alteration or uses for any purposes, including the exploration for or development of mineral extraction; (ii) placement of any new structures on these parcels; (iii) dumping, burning, and/or burying of rubbish, garbage, or any other wastes or fill materials; (iv) building of any new roads or trails; (v) killing, removal, alteration, or replacement of any existing native vegetation; (vi) placement of storm water drains; (vii) fire protection activities not required to protect existing structures at the project site; and (viii) use of pesticides or other toxic chemicals.</p>					
<p>14. Cultural Resources:</p> <p>CR-1. If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.</p> <p>CR-2. If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the</p>	Applicant / developer	City Development Services Department	Notes shall be included on the Construction Specifications.	Measures shall be implemented in field during grading and construction activities.	

Exhibit 1A – Mitigation Monitoring Plan

SOUTH AVENUE ESTATES (P04-137)
MITIGATION MONITORING PLAN

Mitigation Measure	VERIFICATION OF COMPLIANCE			
	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing
remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.	Applicant/ developer	City Development Services Department	Notes shall be included on the Construction Specifications.	Measures shall be implemented in field during grading and construction activities.
				Verification of Compliance (Initials/Date)

ATTACHMENT D

Greenhouse Gas Emissions Model Results

80 South Avenue Tentative Map - Sacramento Metropolitan AQMD Air District, Annual

80 South Avenue Tentative Map
Sacramento Metropolitan AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	35.00	Dwelling Unit	5.00	63,000.00	93

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	3.5	Precipitation Freq (Days)	58
Climate Zone	6			Operational Year	2021
Utility Company	Sacramento Municipal Utility District				
CO2 Intensity (lb/MW hr)	590.31	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
 Land Use - Actual lot size
 Construction Phase -

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	11.36	5.00
tblProjectCharacteristics	OperationalYear	2018	2021

2.0 Emissions Summary

80 South Avenue Tentative Map - Sacramento Metropolitan AQMD Air District, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	7-16-2019	10-15-2019	1.0335	1.0335
2	10-16-2019	1-15-2020	0.7784	0.7784
3	1-16-2020	4-15-2020	0.7103	0.7103
4	4-16-2020	7-15-2020	0.7100	0.7100
5	7-16-2020	9-30-2020	0.5440	0.5440
		Highest	1.0335	1.0335

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2964	4.1800e-003	0.3617	2.0000e-005		1.9900e-003	1.9900e-003		1.9900e-003	1.9900e-003	0.0000	0.5896	0.5896	5.7000e-004	0.0000	0.6039
Energy	6.0400e-003	0.0516	0.0220	3.3000e-004		4.1700e-003	4.1700e-003		4.1700e-003	4.1700e-003	0.0000	144.6345	144.6345	5.3200e-003	1.9600e-003	145.3509
Mobile	0.1043	0.4495	1.2356	3.7500e-003	0.3165	3.3700e-003	0.3199	0.0849	3.1600e-003	0.0880	0.0000	344.4828	344.4828	0.0169	0.0000	344.9056
Waste						0.0000	0.0000		0.0000	0.0000	6.7961	0.0000	6.7961	0.4016	0.0000	16.8371
Water						0.0000	0.0000		0.0000	0.0000	0.8068	4.3897	5.1965	2.9900e-003	1.8000e-003	5.8074
Total	0.4067	0.5053	1.6193	4.1000e-003	0.3165	9.5300e-003	0.3260	0.0849	9.3200e-003	0.0942	7.6030	494.0965	501.6995	0.4274	3.7600e-003	513.5049

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2964	4.1800e-003	0.3617	2.0000e-005		1.9900e-003	1.9900e-003		1.9900e-003	1.9900e-003	0.0000	0.5896	0.5896	5.7000e-004	0.0000	0.6039
Energy	6.0400e-003	0.0516	0.0220	3.3000e-004		4.1700e-003	4.1700e-003		4.1700e-003	4.1700e-003	0.0000	144.6345	144.6345	5.3200e-003	1.9600e-003	145.3509
Mobile	0.1043	0.4495	1.2356	3.7500e-003	0.3165	3.3700e-003	0.3199	0.0849	3.1600e-003	0.0880	0.0000	344.4828	344.4828	0.0169	0.0000	344.9056
Waste						0.0000	0.0000		0.0000	0.0000	6.7961	0.0000	6.7961	0.4016	0.0000	16.8371
Water						0.0000	0.0000		0.0000	0.0000	0.8068	4.3897	5.1965	2.9900e-003	1.8000e-003	5.8074
Total	0.4067	0.5053	1.6193	4.1000e-003	0.3165	9.5300e-003	0.3260	0.0849	9.3200e-003	0.0942	7.6030	494.0965	501.6995	0.4274	3.7600e-003	513.5049

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase