



DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

North Permit Center
2101 Arena Blvd., 2nd Floor
SACRAMENTO, CA 9583

PLANNING DIVISION

PLANNING
916-808-5381
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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:

P99-094 – Leisure Vistas The proposed project includes entitlements to develop 835 residential units, a park, and a Commercial or a Detention Basin on approximately 35.47 acres. Specific entitlements include:

- A. General Plan Amendment** of 35.47 acres from Low Density Residential, Medium Density Residential, Community/Neighborhood Commercial and Offices, and Park/Recreation/Open Space to 22.57 acres of Medium Density Residential, 2.79 acres of Community/Neighborhood Commercial and Offices, and 5.48 acres of Open Space;
- B. North Sacramento Community Plan Amendment** of 35.47 acres from Residential4-8 du/na, General Retail, Parks/Open Space, to 22.57 acres of Residential 11-29 du/na, 2.79 acres General Retail, and 5.48 acres of Parks/Open Space;
- C. Rezone** from the existing designation to 22.57 acres of Multi-Family Residential PUD (R-2-PUD), 2.79 acres of General Commercial PUD (C-2-PUD), and 5.48 acres of Open Space (A-OS);
- D. PUD Guidelines Amendment** to amend the Hansen Lakes PUD for Leisure Vistas development guidelines;
- E. PUD Schematic Plan Amendment** for the Leisure Vistas Master Plan Layout; and
- F. Tentative Master Parcel Map** to subdivide 35.47 acres into one 5.48 acre A-OS zoned parcel, one 2.79 acre C-2-PUD zoned parcel, and one 22.57 acre R-3-PUD zoned parcel.

The City of Sacramento, Planning and Building 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 judgement 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.

A copy of this document and all supportive documentation may be reviewed or obtained at the North Natomas Permit Center, 2101 Arena Boulevard, Second Floor, Sacramento, California 95834, between 7:30 AM and 3:30 PM (except holidays).

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

By: _____

**CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

INITIAL STUDY

This Initial Study has been required and prepared by Environmental Planning Services, 2101 Arena Blvd., Suite 200, Sacramento, CA 95834, pursuant to California Environmental Quality Act Guidelines, Section 15063.

I. PROJECT INFORMATION

1. File Number/Project Name:

P99-094/Leisure Vistas PUD

2. Project Location/APN:

The project site is within an area that is included under the North Sacramento Community Plan (NSCP) and is bounded by Rio Linda to the east and Claire Avenue to the south (APN 226-0061-020 and APN 226-0061-028).

3. Applicant:

Wayne Stoops
Capitol Eagle Investors
3616 Gold Creek Lane
Sacramento, CA 95827

4. Project Managers:

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City of Sacramento, Development Services
2101 Arena Blvd., Suite 200
Sacramento, CA 95834

Date Environmental Checklist Completed:

July 2007

II. PROJECT DESCRIPTION

Project Location

The subject property consists of approximately 35.47 acres bounded by Rio Linda Boulevard on the east and Claire Avenue to the south in the City of Sacramento (See Figure 1, Regional Location Map). The reconstructed Sacramento Area Flood Control Agency (SAFCA) levee along Robla Creek forms the northern and western boundary of the site diagonally from the southwest to northeast and is an average height of 14 feet. The project site does not include the triangular area south of the intersection of the SAFCA levee and Rio Linda Boulevard that currently contains a residence. Elevation on the site ranges from 29 to 40 feet above mean sea level (msl).

Non-native annual grassland covers most of the site, and a small stand of trees borders Rio Linda Boulevard. Numerous trees exist on the rural residential parcels along Claire Avenue as well. North of the levee, Robla Creek flows to the southwest.

The property has been planted to permanent pasture and has been used for intensive cattle grazing for several decades. Between the southern base of the levee and the irrigated pasture, a ditch connects several small inundated areas. The center of the site contains a large disturbed area consisting of bare soil; part of this area is fenced and used as a corral. Access to the site is provided by dirt roads.

Adjacent land uses include open space (currently used for grazing) to the north, vacant land to the east and west, and scattered large lot residential homesites to the south. Robla Elementary School is located near the intersection of Claire Avenue and Rio Linda Boulevard approximately 0.1 miles southeast of the project site. A seven- to eight-foot high berm is situated along the southern property line adjacent to Claire Avenue.

Project Background and Description

This Initial Study provides an environmental analysis pursuant to the California Environmental Quality Act (CEQA) of 1970, as amended, for the development of the proposed project.

In 1996, the Sacramento City Council approved the Hansen Lakes PUD, a 285-acre mixed-use development of which the proposed project is a part. Prior to approving the Hansen Lakes project, the City Council certified the Hansen Lakes EIR and adopted Findings of Fact and a Statement of Overriding Considerations in support of the project. The project was conditioned upon the approval of several responsible agency permits that were not obtained. Because the Leisure Vistas project site, as evaluated in the Hansen Lakes EIR, included lands that are now located within the floodplain north of the SAFCA levee, the current project includes the re-distribution of the previously approved land uses within the project site.

The current entitlements would result in residential and commercial uses being allowable on the project site. However, a site plan has not been submitted at this time for development on the residential and/or commercial parcels of the project. At this time it is anticipated that a senior condominium project would be developed on Parcel 2 of the project; and a commercial development or a temporary detention basin would be developed on Parcel 1, depending upon the ultimate drainage configuration selected to serve the project (See Section 4, Water, for more discussion associated with proposed drainage alternatives).

The Leisure Vistas project is located on 35.47 acres of the original Hansen Lakes PUD and is anticipated to include the development of 835 multi-family and single-family dwelling units and 2.79 acres of commercial uses on the project site; however, a temporary detention basin may be constructed on Parcel 1 in place of the commercial development until such time as a regional drainage basin is developed.

The existing General Plan designation for the project site is a combination of Low Density Residential, Medium Density Residential, Community/Neighborhood Commercial and Offices, and Park/Recreation/Open Space. To accommodate the proposed project, a General Plan Amendment is required to designate the parcel a combination of Medium Density Residential, General Commercial, and Open Space (See Figure 2).

The North Sacramento Community Plan (NSCP) currently designates the project site as a combination of Residential 4-8 du/na, Retail General, and Parks/Open Space (See Figure 3). The proposed project would require a NSCP amendment to designate the site as a combination of Medium Density Residential, Retail General, and Parks/Open Space.

The proposed project would require a rezone change of zone from the existing zoning, including: Single Family Residential (R-1), Condominiums/Townhouses (R-1A), Apartments (2B), Senior Housing (R-3), Shopping Center (SC), and Agricultural/Open Space). The proposed zoning would be a combination of Multi-Family Residential PUD (R-3-PUD), General Commercial (C-2-PUD), and Open Space (A-OS) (See Figure 4).

The existing Schematic Plan for Leisure Vistas PUD consists of four parcels (See Figure 5). The existing PUD Schematic Plan designates Parcels 1 and 2 as Residential PUDs with senior housing; the eastern parcel, Parcel 3, is designated for commercial uses and is intended to serve North Sacramento as a neighborhood shopping center. The northern parcel, Parcel 4, is designated as a Park PUD in the Schematic Plan. However, since the approval of the original Schematic Plan, the project has been altered as illustrated on the Schematic Land Use Plan (See Figure 5). Parcel 1 would now have 2.79 acres of commercial development. Parcel 2 is anticipated to include up to 835 residential units, consisting of courtyard units (congregate care facility), assisted living units, and cottage units (attached senior housing). Parcel 3 includes 5.48 net acres of park/open space. The original Parcel 4 is not included in the current project, but is being condemned by the City for open space/flooding purposes.

The project entitlements also include a Tentative Master Parcel Map to subdivide the parcel into three parcels (See Figure 6). In addition, the Hansen Lakes development guidelines would be amended for the Leisure Vistas development guidelines.

Two drainage options are evaluated in this Initial Study. Under Drainage Option 1, stormwater from Parcel 1 and Parcel 2 would be routed to a detention basin located on the nearby Shehadeh property. Under Drainage Option 2, an approximately 1-acre detention basin would be constructed on Parcel 1. The drainage basin could be a temporary feature; however, if the basin remained, the total acreage for future commercial uses would be reduced by the amount of the acreage devoted the detention basin. Both options would pump stormwater into Robla Creek through existing outfalls.

Figure 2

**GENERAL PLAN AMENDMENT EXHIBIT
FOR THE
LEISURE VISTAS PROJECT**
A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4
SECTION 10 OF "RANCHO DEL PASO"
BOOK "A" OF SURVEYS, MAP No. 94
CITY OF SACRAMENTO,
SACRAMENTO COUNTY, CALIFORNIA
REVISED APRIL, 2007

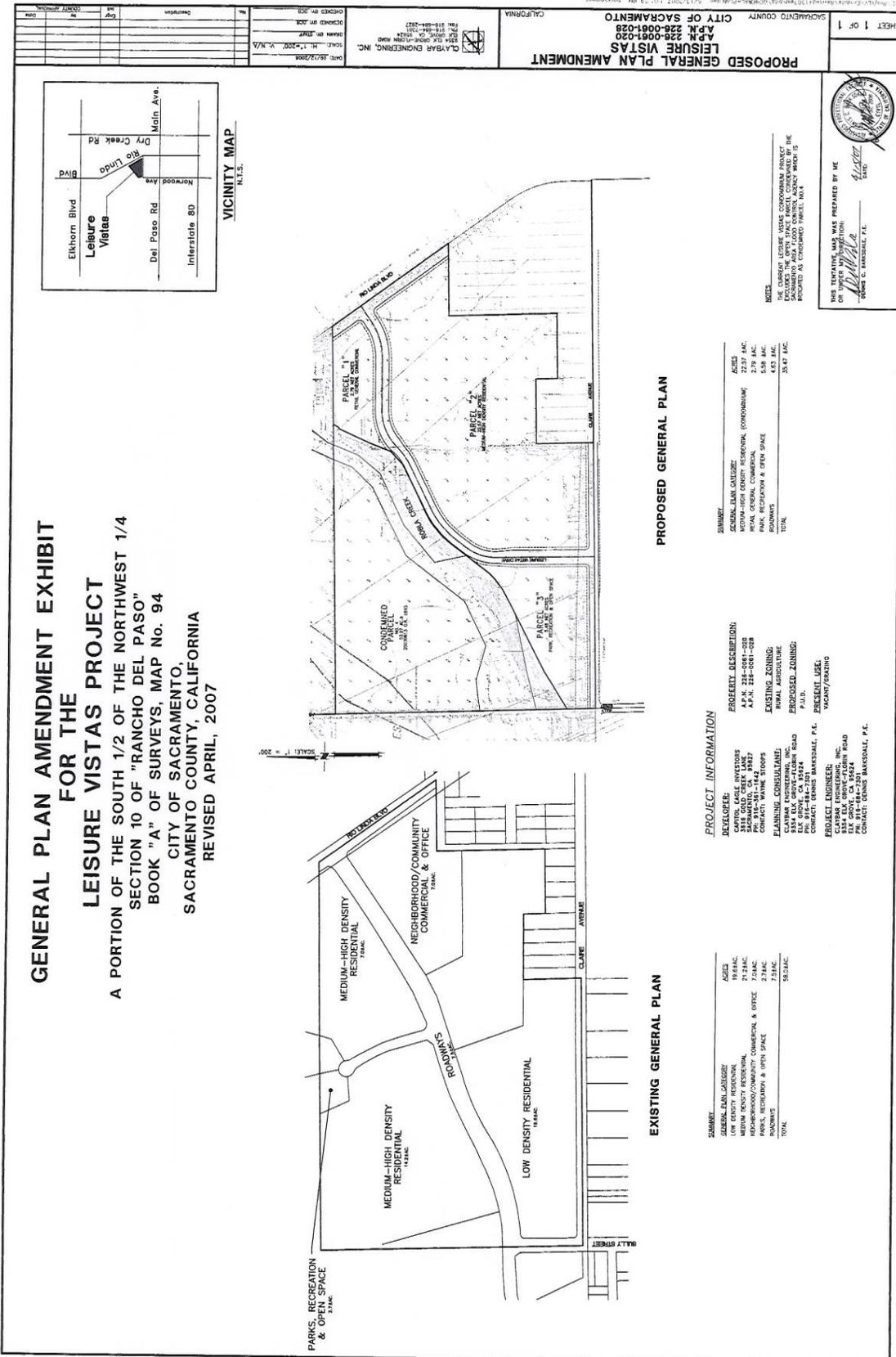


Figure 3
North Sacramento Community Plan

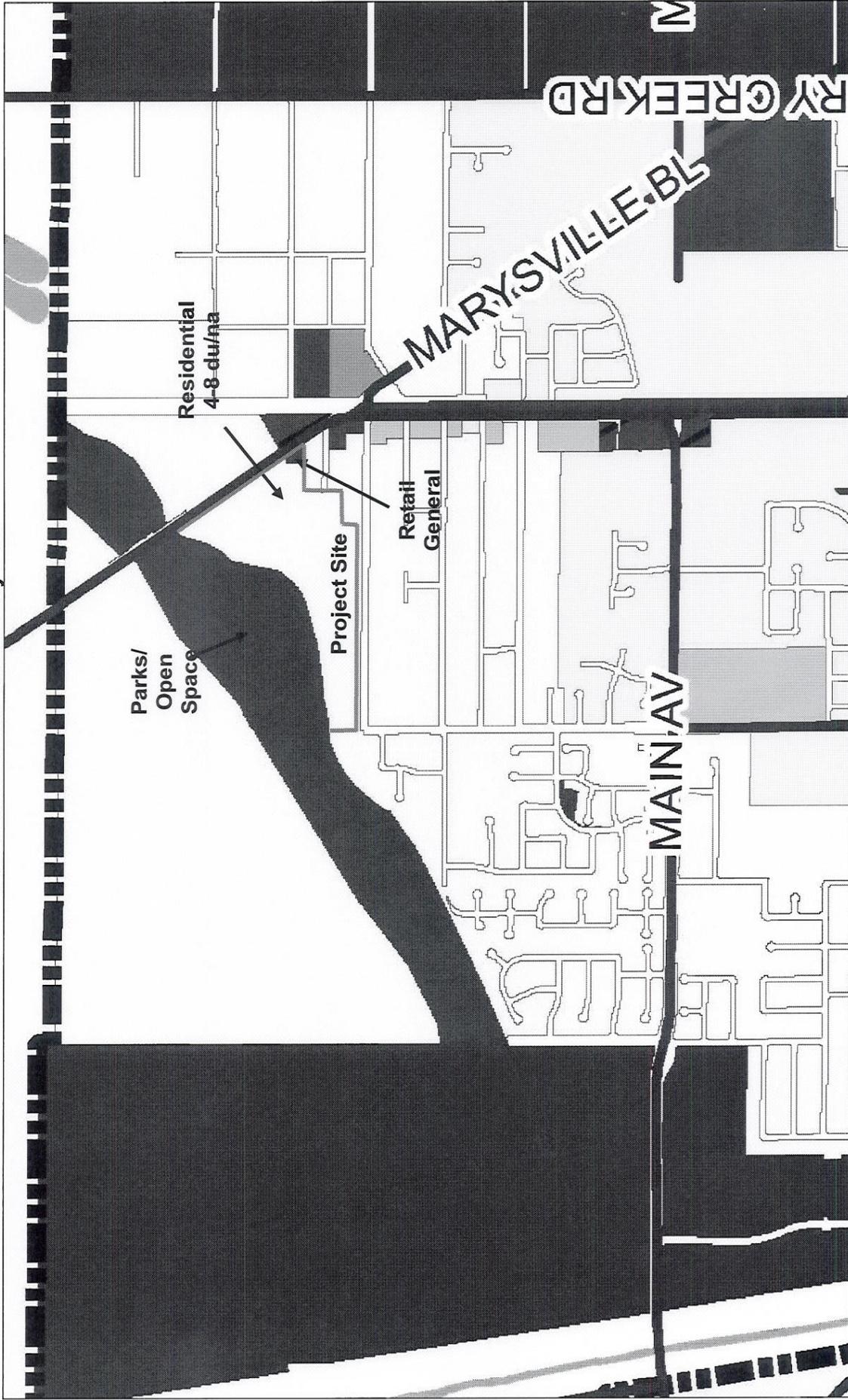
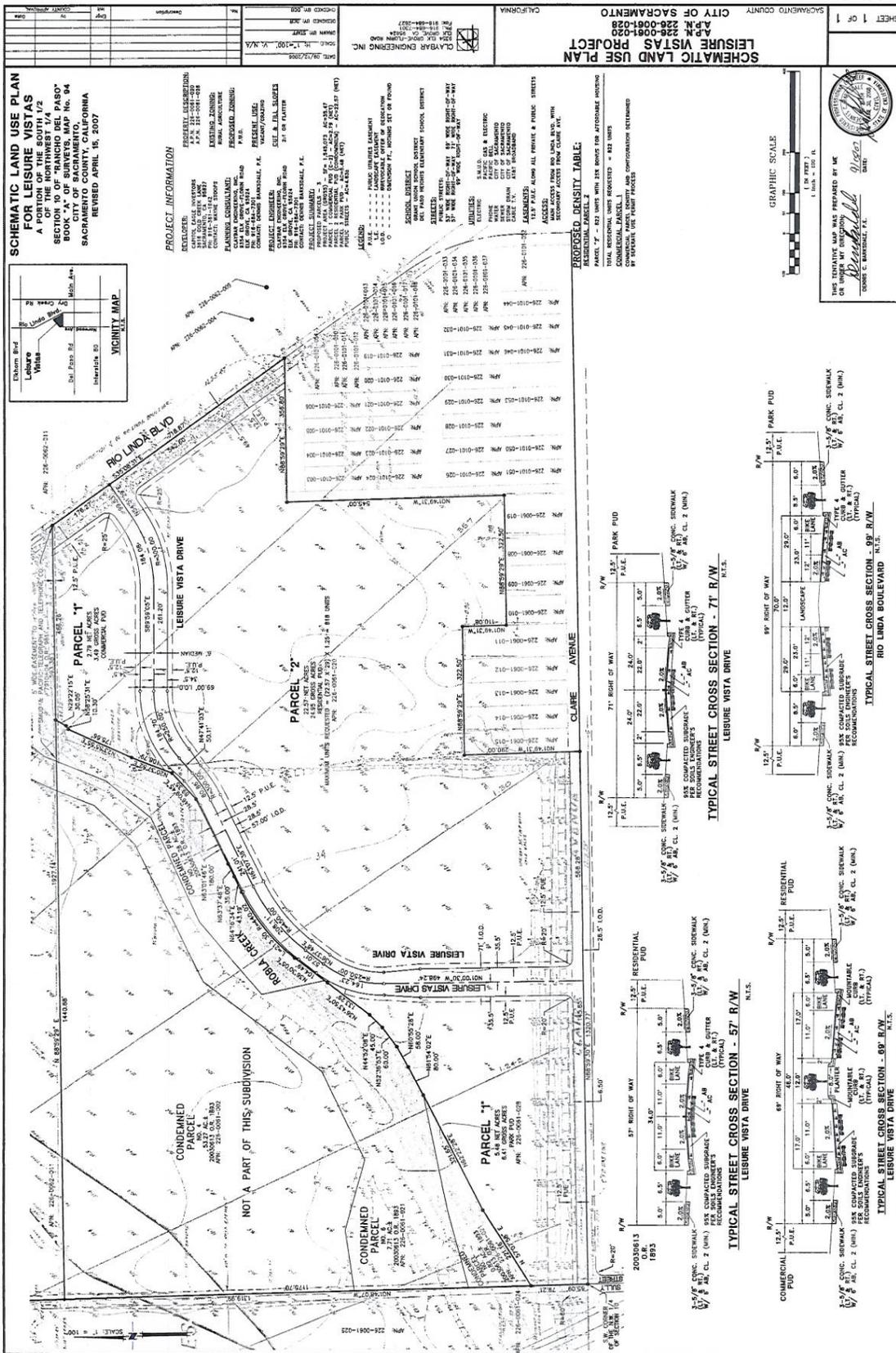


Figure 5



The major arterial that would serve the project site is Rio Linda Boulevard. In addition, the project site would include an access on Claire Avenue. Access to the Sully Street terminus at the southwestern corner of the project site is not currently planned. Interstate 80 is the major freeway in the project vicinity.

PROJECT PURPOSE

The purpose of the proposed project is to obtain the necessary entitlements to allow for the development of 835 residential units, 5.48 net acres of park/open space, and 2.79 acres of commercial uses.

PROJECT COMPONENTS

The existing Sacramento General Plan and Zoning designations for the site are as follows:

Zoning: Single Family Residential (R-1), Condominiums/Townhouses (R-1A), Apartments (R-2B), Senior Housing (R-3), Shopping Center (SC), and Agricultural/Open Space (A-OS)

General Plan: Low Density Residential, Medium Density Residential, Community/Neighborhood Commercial and Offices, and Park/Recreation/Open Space

North Sacramento Community Plan:
Residential 4-8 du/na, Retail General, Parks/Open Space

The proposed project would require the following entitlements:

- GENERAL PLAN AMENDMENT of 35.47 acres from Low Density Residential, Medium Density Residential, Community/Neighborhood Commercial and Offices, and Park/Recreation/Open Space to 22.57 acres of Medium Density Residential, 2.79 acres of Community/Neighborhood Commercial & Offices, and 5.48 net acres of Open Space;
- NORTH SACRAMENTO COMMUNITY PLAN AMENDMENT of 35.47 acres from Residential 4-8 du/na, General Retail, Parks/Open Space, to 22.57 acres of Residential 11-29 du/na, 2.79 acres of General Retail, and 5.48 net acres of Parks/Open Space;
- REZONE from the existing designations to 22.57 acres of Multi-Family Residential PUD (R-3-PUD), 2.79 acres of General Commercial PUD (C-2-PUD), and 5.48 net acres of Open Space (A-OS);
- PUD GUIDELINES AMENDMENT to amend the Hansen Lakes PUD for Leisure Vistas development guidelines;
- PUD SCHEMATIC PLAN AMENDMENT for the Leisure Vistas Master Plan Layout; and,
- TENTATIVE MASTER PARCEL MAP to subdivide 35.47 acres into one 5.48-net-acre A-OS zoned parcel, one 2.79-acre C-2-PUD-zoned parcel, and one 22.57-acre R-3-PUD-zoned parcel.

III. ENVIRONMENTAL DOCUMENT BACKGROUND

This Initial Study of Environmental Effects contains an analysis of the environmental effects of the proposed project. The project environmental document incorporates, by reference, information from the City of Sacramento General Plan Update (SGPU) EIR and Hansen Lakes EIR in order to assess project-specific issues. Therefore, this Initial Study should be viewed in conjunction with the SGPU EIR and Hansen Lakes EIR.

Mitigation measures identified in the SGPU EIR and Hansen Lakes EIR that apply to the proposed project would be required to be implemented as part of the project. In the SGPU EIR and Hansen Lakes EIR, the mitigation measures that are applicable to the project and are in conformance with current regulatory standards are identified and discussed in Section IV: Environmental Checklist.

IV. ENVIRONMENTAL CHECKLIST

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended as appropriate as part of the Proposed Project.

For this checklist, the following designations are used:

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

Potentially Significant Unless Mitigated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

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

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

Environmental Setting

The project site is located in the Leisure Vistas PUD and is located within the North Sacramento Community Plan (NSCP) Area. The original Leisure Vistas PUD included lands located north of the SAFCA levee. The area north of the levee is located in a flood zone and is no longer suitable for development. The City of Sacramento General Plan designated the original Leisure Vistas PUD for a mixture of uses, with an approximately 19.6-acre Low Residential parcel in the southwest; a 7.0-acre Neighborhood/Community, Commercial, and Office parcel in the east-central end; 21.2 acres of Medium Density Residential; and 2.7 acres of Parks, Recreation, and Open Space (See Figure 2, General Plan Exhibit). Under the General Plan, roadways would divide the property in half, running in a southwest-northeast direction.

The NSCP designates the original Leisure Vistas PUD for the same land uses as the General Plan with the exception of an 8.0±-acre parcel of Medium Density Residential between the Low Density Residential parcel and the Neighborhood/Community Commercial, and Office parcel. Land slated for development under both the City of Sacramento General Plan and the North Sacramento Community Plan would decrease from 58.26 acres to 35.47 acres under the proposed project due to the condemned parcels to the north of Robla Creek.

Existing zoning for original Leisure Vistas PUD follows the NSCP: the southwestern portion is zoned Single Family Detached (R-1); the south-central area is zoned Condominiums/Townhouses (R-1A); the east-central area is zoned Commercial (SC); the northwestern area is zoned Senior Housing (R-3); and the northeast area is zoned Apartments (R-2B). Proposed zoning for the site is Residential PUD in the south and south-central areas, Commercial PUD in the east-central area, and Park PUD to the northeast. The south-central Residential Parcel is expanded in the Proposed Zoning and the Commercial region is decreased in size. Additionally, the Proposed Zoning amends the zoning in the northern areas to reflect the changes the waterways in the project vicinity: condemned parcels are north of Robla Creek and the levee. Zoned land would decrease from 58.26 acres in Existing Zoning to 35.47 acres in Proposed Zoning.

Surrounding land use includes Low Density Residential to the south and east, Parks-Recreation-Open Space to the northwest, and Rural Estates to the north. Surrounding zoning includes Park (A-OS) to the north, Single Family Residential (R-1) to the west and south, and Agricultural (A) to the east.

The project site is currently vacant, grassy land that has been used for cattle grazing for several decades. According to the "Map of Prime Farmland that Was Irrigated in 1984," (SGPU EIR), the

portion of the project site proposed for development is not Prime Farmland. Land north of the Robla Creek levee, which is no longer suitable for construction was designated Prime Farmland in 1984 prior to the construction of the levee. Lands that would fall under the Williamson Act do not exist on the project site. Lands that would fall under the Williamson Act do not exist on the project site.

The project site consists of undeveloped land previously used for agricultural production. Robla Creek flows adjacent to the project site in a southwesterly direction. A levee has been built by the Sacramento and San Joaquin Drainage District contiguous to Robla Creek, creating a floodplain northwest of the levee. Parcels that were previously proposed for development north of Robla Creek under the Hansen Lakes project are no longer suitable for construction and would not be developed under the proposed Leisure Vistas project.

Standards of Significance

For the purposes of this analysis, an impact is considered significant if the project would substantially alter an approved land use plan that would result in a physical change to the environment. Impacts to the physical environment resulting from the proposed project are discussed in subsequent sections of this document.

Answers to Checklist Questions

Question A

The proposed project site is currently vacant. Established single-family communities exist to the immediate south and southeast of the project vicinity, and rural estates exist to the east beyond a 500-foot strip of land zoned Agricultural. Additionally, land to the west is zoned for Single Family Residential. These adjacent land uses are compatible with the proposed project's land uses. Furthermore, the project site has been anticipated for development in the North Sacramento Community Plan, and the project is consistent with the size and type of development anticipated in the Sacramento General Plan, the North Sacramento Community Plan, and the PUD Guidelines.

In 1996, the Sacramento City Council approved the Hansen Lakes PUD, a 285-acre mixed-use development. After 1996, the Sacramento and San Joaquin Drainage District constructed a levee, creating a 100-year floodplain north of Robla Creek, precluding the construction of houses in that region. In response, the proposed project was proposed. The Leisure Vistas project, a senior mixed-use residential project, is located on 35.47 acres of the original 58.26 acres of the original Leisure Vistas PUD created as part of the 285-acre Hansen Lakes PUD, and would not include construction north of the levee on the floodplain.

The Leisure Vistas PUD has been approved by the Sacramento City Council. The purpose and intent of the Leisure Vistas PUD as described in the Development Guidelines is to develop a mixed-use project with various types of senior housing opportunities and neighborhood-serving commercial land uses. Development of each parcel would require a Special Permit, with review and approval by the City's Planning staff, Design Review staff, and Planning Commission prior to the issuance of a building permit. The Development Guidelines incorporate the Schematic Plan for the Leisure Vistas PUD as approved by the Sacramento City Council.

The applicant is requesting a General Plan Amendment from Low Density Residential (which allows 4-15 du/ac) to Medium Density Residential (which allows 16-29 du/ac) south of the Robla Creek levee. With the 25 percent affordable housing density bonus, the project would be consistent with Medium Density housing. The proposed project involves the approval to construct three parcels as

Residential PUDs, one parcel as a Commercial PUD, and one parcel as a Park PUD. The City of Sacramento General Plan, City of Sacramento Zoning, and North Sacramento Community Plan include these land uses in their designs in approximately the same proportions as the proposed project; essentially, land north of Robla Creek which is currently in a flood zone that was zoned for residential development would not be developed under the Leisure Vistas PUD, and the commercial parcel would decrease from 7.0 acres to 2.79. Therefore, although the Leisure Vistas project does not retain the exact location of all the current land use designations and zoning, the proposed project ultimately would retain roughly the same proportions of land uses. Additionally, the Hansen Lakes EIR did not identify inconsistencies in land use or zoning designations.

The PUD Development Guidelines for the Leisure Vistas project were approved to allow for a retirement community in Parcels 1 and 2 (on 27.43 gross acres), general commercial on Parcel 3 (3.02 acres) (intended to serve North Sacramento as a neighborhood shopping center), and a park on Parcel 4 (4.13 acres). Recent changes to the project have divided Parcel 2 into two separate parcels (Parcels 2 and 3), with the medium-density residential use remaining the same.

The proposed project decreases the amount of acreage that would be developed. Under current zoning, the City of Sacramento General Plan, and the North Sacramento Community Plan, 58.26 acres would be developed into residential, commercial, parks, and roadway uses; the Leisure Vistas project would decrease that sum to 35.47 acres because the recently constructed levee precludes development in the new flood zone to the north. Because the proposed project would remain with the land uses specified by the General Plan, Community Plan, and zoning, with the exception of land that cannot be developed due to flood reasons, a substantial impact would not occur.

The SGPU discusses the possibility of establishing a Resource Conservation Zone (RCZ) Program to protect significant and sensitive natural habitats. At present, such a program has not been implemented. Additionally, Exhibit U-5 of the SGPU does not identify sensitive habitat and/or communities on the project site.

Therefore, because the proposed project would not conflict with an existing conservation plan, existing land uses, or land use policies, and would not divide an established community, a *less-than-significant* impact would occur.

Mitigation Measure(s)

Mitigation is not required.

Question B

The proposed project would result in compaction and overcovering of soil to provide proper drainage, building foundation, parking, and vehicular maneuvering area. The City of Sacramento is in the heart of one of the most productive agricultural regions in the world and contains extensive acreage of prime agricultural soils (SGPU EIR, T-17). According to the SGPU, the proposed project is located south of an area that contains land designated as Prime Agricultural soil (SGPU EIR, T-17). However, the area designated as Prime Farmland is located north of the project site in an area that will remain undeveloped because the land is not suitable for habitation subsequent to levee construction.

According to the SGPU EIR (D-40), approximately 9,700 acres of the 21,871 acres of vacant/agricultural land within the City of Sacramento that will be urbanized under the SGPU (most of which are located in North and South Natomas) meet the soil criteria for prime agricultural land. The project site does not meet the soil criteria for prime agricultural land.

Re-construction of the levee along Robla Creek precludes the possibility of development in the area north of the Leisure Vistas site. The project site is also not currently farmed. Additionally, development has already occurred to the immediate south and southeast of the project site, bringing the project into consistency with adjacent uses. Under both the Sacramento General Plan and the North Sacramento Community Plan (NSCP), the project site has been identified for development, and the type and intensity of the proposed project would be consistent with the type and intensity anticipated by both the Sacramento General Plan as well as the North Sacramento Community Plan. Therefore, because the proposed project is consistent with the type and intensity of development in the surrounding area, as well as the type and intensity anticipated by both the City of Sacramento General Plan and the North Sacramento Community Plan, the proposed project would result in a ***less-than-significant*** impact.

Mitigation Measure(s)

Mitigation is not required.

Findings

The proposed project would result in ***less-than-significant*** impacts with regards to land use.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact
2. POPULATION AND HOUSING			
<i>Would the project:</i>			
A. Induce substantial population growth in an area, either directly or indirectly (e.g., through)?	■	■	X
B. Displace existing housing, especially affordable housing?	■	■	X

Environmental Setting

The proposed project site is currently undeveloped land that has been used for cattle grazing for several decades. Homes are not located on the project site. The site is designated for residential use in the City of Sacramento General Plan and the North Sacramento Community Plan.

Standards of Significance

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

Question A

The project site is currently vacant land, and development of the proposed project would not displace existing residences. However, because the proposed project involves the construction of homes, it would directly affect the estimated population.

The North Sacramento Community Plan was designed to create a balance of housing, employment, and retail land uses. The NSCP specifically addresses the surplus of commercial development in the North Sacramento area, and works to balance commercial uses with residential uses. The proposed project is consistent with both the NSCP and the SGPU because the senior residential housing the project would provide is generally consistent with the designated land use for the project area, and changes it proposes would result in less significant impacts to population than the SGPU and NSCP. Therefore, the project would result in a **less-than-significant** impact to population and housing.

Mitigation Measure(s)

Mitigation is not required.

Question B

The proposed project site is vacant. The development of the project site would not displace existing residents, or housing, because the site is not currently residentially developed. Therefore, would have a **less-than-significant** impact on existing residences.

Mitigation Measure(s)
Mitigation is not required.

Findings

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

Issues	Potentially Significant Impact	Potentially Significant 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?	■	■	X
B. Erosion, changes in topography or unstable soil conditions?	■	■	X
C. Subsidence of land (groundwater pumping or dewatering)?	■	■	X
D. Unique geologic or physical features?	■	■	X

Environmental Setting

Seismicity

The SGPU EIR identifies all of the City of Sacramento as being subject to potential damage from earthquake ground shaking at a maximum intensity of VIII of the Modified Mercalli scale (SGPU DEIR, 1987, T-16).

Regional Geology

The North Sacramento study area is located within the Sacramento Valley, which is part of the larger Great Central Valley. The Great Central Valley is a deep trough that extends 400 miles from the Klamath Mountains in the north to the Tehachapi Mountains in the south. The Sacramento Valley is drained by the Sacramento River and its tributaries, which flow south and west toward San Francisco Bay (City of Sacramento, 1985 pg K-1).

Topography

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

Earth/Soils

Soils on the project site are underlain by Pleistocene Alluvium (the Victor formation) (SGPU DEIR, T-2), which forms a broad plain between the Sacramento River and the foothills of the Sierra Nevada mountains. The Victor formation is a complex mixture of consolidated, ancient riverborne sediments of all textures. Weathering during the Ice Ages, subsequent to formation, 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 surface deposits in the study area consist of Quaternary age gravel, silts, sands and clay deposited along stream channels, along natural and man made levees, and in alluvial basins. Hydraulic mining of gold bearing deposits during the 1800s increased the sediment load carried by the rivers, which resulted in unweathered sediments deposited downstream. Under natural conditions, all of the soils would be periodically flooded; however, the construction of dams and levees has reduced the flooding.

Project Site

The surface of the project area consists largely of Madera soils. The Madera soils are moderately deep, well-drained soils with very slow infiltration rates.

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

According to the SGPU EIR, groundshaking caused by an earthquake depends on several factors, primarily earthquake magnitude, epicentral distance, and subsurface conditions at the location of interest. Magnitude is measured by the Richter Scale of Arabic numbers, for which no theoretical maximum magnitude exists (SGPU EIR, p. T-6).

Thirteen major faults occur within a 100-kilometer (62.1 miles) radius of the City of Sacramento, and the greatest intensity earthquake effects would be expected from the Dunnigan Hills and Midland faults to the west and the Foothill Fault System to the east. Based on the work of Greensfelder (1974) and Hays (1980), earthquakes on these faults could generate ground accelerations up to 0.2 times the acceleration of gravity (0.2 g) within the City of Sacramento. This magnitude corresponds to a probable maximum intensity VIII on the Modified Mercalli Scale (SGPU EIR, p. T-6).

According to the "Preliminary Map of Maximum Expectable Earthquake Intensity in California" prepared by the California Division of Mines and Geology (CDMG), Sacramento is located near the border between the "low" and "moderate" severity zones, implying a probable maximum earthquake intensity of VII. The analysis described in Nichols-Berman et al., however, would place Sacramento in the "moderate" earthquake severity zone, corresponding to the probable maximum intensity of VII-VIII. An intensity level of VIII could be approached in saturated alluvial areas where the water table is below 30 feet, although an intensity of VII would more likely be the upper limit (SGPU EIR, p. T-6). Effects associated with the intensity of VII to VIII range from damage to masonry, waves on ponds, small slides, and caving in along sand or gravel banks to fall of stucco and some masonry walls, frame houses moved on foundations if not bolted down, and cracks in wet ground and on steep slopes.

However, for comparative purposes, the groundshaking hazard in Sacramento is considerably lower than in many areas of California, which are located in the "high" earthquake severity zone and could experience a maximum intensity earthquake of X, or perhaps higher. Sacramento's comparatively lower hazard is corroborated by the historical record. Since 1800, over 60 earthquakes with a magnitude of VI or greater have occurred in California. Throughout this period, Sacramento has not experienced an earthquake intensity of VII or greater or suffered any significant structural damage (SGPU EIR, p. T-11). The highest intensity earthquake experienced by Sacramento occurred in 1892 and had an estimated intensity of VI. The Hansen Lakes Initial Study did not identify significant impacts associated with groundshaking or other seismic hazards.

Liquefaction is the transformation of a granular material from a solid state to a liquid state as a consequence of increased pore-water pressures, or possibly pore-air pressures, due to an earthquake. The weight of structures on such liquefied material can induce flow of the material

resulting in potentially severe structural damage (SGPU EIR, p. T-11). Liquefaction can occur in low-lying areas that are comprised of unconsolidated, saturated, clay-free sands and silts. Saturated sandy soils in loose to medium dense condition have been observed to liquefy during earthquakes of magnitude 5.5 – 8.5 at epicentral distances varying from several miles to hundreds of miles. However, dry granular soils have also been observed to flow. The SGPU is within the liquefaction opportunity zone of maximum credible earthquakes on several faults (SGPU EIR, p. T-11).

Although Citywide studies of liquefaction susceptibility have not been made, the project site is not in an area considered to have a “moderate” to “high” liquefaction potential (SGPU EIR, p. T-11). The SGPU EIR further states that specially engineered earthwork and design commensurate with project-specific geotechnical studies can avoid major structural damage and reduce impacts.

Cities in California are required to consider seismic safety as part of the General Plan Safety Element. The Health and Safety Element of the Sacramento General Plan has adopted policies to address seismic hazards with the goal of protecting lives and property from unacceptable risks. The Sacramento City Code and the Uniform Building Code require that soils reports and geologic investigations for determining liquefaction, expansive soils, and subsidence problems be prepared for multiple-story buildings. Current construction standards in Sacramento require that all new structures be built to withstand seismic activity designated for Zone 3 of the Uniform Building Code’s Seismic Zone Map (SGPU, 8-13).

In addition, issues related to fault rupture, seismic groundshaking, and seismically induced ground failures are addressed in the City’s adopted *Standard Specifications for Public Works Construction* (1989), which requires construction contractors to build to City standards related to structural integrity, thus ensuring that erosion and unstable soil conditions do not occur as a result of construction. The construction specification document contains provisions that require contractors to be responsible for damage caused during construction and to be responsible for the repair of such damages (e.g., settling of adjacent land and structures). Individual components used in the construction of the project would be constructed to industry-provided design specifications and requirements, including the American Society for Testing and Materials (ASTM) standards. These existing regulations and requirements are enforced through the City’s building review and inspection process and would ensure that the proposed project would not be subjected to or cause significant seismic impacts. Therefore, any impacts associated with fault rupture and seismic ground shaking would be ***less-than-significant***.

Mitigation Measure(s)

Mitigation is not required.

Question B

The project site is flat, with little or no slope, and would require minimal grading or changes in topography. Therefore, the change in topography is considered too small to be significant. The City’s grading ordinance (Chapter 15.88 of Sacramento City Code) specifies construction standards to minimize erosion and run-off. The potential for erosion and/or unstable soil conditions would be minimized through provisions of the UBC and requirements of the grading ordinance. Therefore, a ***less-than-significant*** impact is expected to occur.

Mitigation Measure(s)

Mitigation is not required.

Question C, D

The SGPU EIR (p. T-11) states that the potential for landslides, mudslides, and slope instability within the City of Sacramento due to earthquakes or saturated conditions is minor, due to the relatively flat topography of the area. In addition, although the SGPU EIR (p. T-13) recognizes that a significant amount of subsidence has occurred south of Sacramento in the delta area due to peat oxidation, oil and gas withdrawal, and groundwater withdrawal, the document concludes that significant subsidence has not been reported within the City of Sacramento. Therefore, development within the SGPU area, including the project site, would not subject persons or property to any known or inferred hazard of mudslide, landslide, other slope instability, expansion, or subsidence; therefore, a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

Mitigation is not required.

Findings

The proposed project would result in ***less-than-significant*** impacts from the characteristics of the site geology and soils.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact
4. WATER			
<i>Would the proposal result in or expose people to 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 or storage, deliver areas, etc.)?	■	■	X
B. Exposure of people or property to water related hazards such as flooding?	■	X	■
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?	■	■	X
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?	■	■	X
E. Changes in currents, or the course or direction of water movements?	■	■	X
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 capacity?	■	■	X
G. Altered direction or rate of flow of groundwater?	■	■	X
H. Impacts to groundwater quality?	■	■	X

Environmental Setting

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.

Water quality of the project area is affected mainly by agricultural practices. However, some small communities discharge surface runoff into Robla Creek. These communities contribute small quantities of pollutants associated with urban development including oil, grease, sediment, and heavy metals. The agricultural areas that contribute runoff to the Robla Creek channel produce sediment, herbicide, and pesticide residue, and fecal coliform bacteria from grazing pastures.

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 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 in keeping with the State of California Standards.

The City of Sacramento has obtained a National Pollution Discharge Elimination System Permit (Permit) from the RWQCB that requires the reduction of pollutant discharges from municipal drainage systems into local waterways the maximum extent practicable.

The City Stormwater Quality Improvement Program (Program) was developed to maintain the high quality of local water resources and comply with the Permit. The comprehensive Program includes pollution reduction activities for construction sites, industrial sites, illegal discharges, illicit connections, new development, and municipal activities. In addition, the Program includes an extensive public education effort, target pollution reduction strategy, and monitoring program.

The Program requires the use of Best Management Practices (BMPs) to reduce pollutant discharges during and after construction. These practices include sediment and erosion control measures and housekeeping practices during construction and source control and/or treatment control measures to minimize the increase in urban runoff pollution caused by development of the area. Construction and post-construction BMPs minimize erosion and sedimentation and prevent pollutants such as oils and grease from entering the storm drain system. BMPs are approved by Department of Utilities before issuance of grading permit or approval of the improvement plans.

An Erosion and Sediment Control (ESC) Plan and Post-Construction Erosion and Sediment Control Plan (PC) would be prepared as a component of this project. The PC would include water quality features, such as the use of a regional water quality detention basin or vegetative swales to drain the pavement areas of the project.

Water Supply

The groundwater aquifer system underlying the Sacramento region is part of the larger Central Valley groundwater basin. Deep percolation of precipitation and surface water applied to irrigated cropland recharges the system. Groundwater is depleted by pumped extractions of groundwater for municipal, industrial, and agricultural purposes. Groundwater levels in the region have been declining since 1940. The pattern of pumping has continued over the years and the current rate of decline is about 1.5 feet per year (SGPU EIR, W-9). The Sacramento General Plan Conservation Element indicates that three areas in Sacramento exist where past and current groundwater pumpage has exceeded sustained yield quantities of groundwater. The proposed Leisure Vistas

project site is located near the 30-foot groundwater overdraft contour (p. 130). The Plan concludes that these areas have immediate need for imported surface water to meet current demands. The City of Sacramento has permit entitlement to divert up to 326,800 acre-feet of water annually from the Sacramento and American Rivers. The City holds five water right permits. The City's policy is to meet the water demands associated with planned growth within the 64 square-mile water service area with surface water.

The City of Sacramento currently provides water service from a combination of surface and groundwater sources (General Plan, page 7-2). The City has the rights to enough quality surface water to supply all planned growth within the city limits until buildout. However, evidence affirms that groundwater supplies in the Sacramento area are being depleted, often resulting in a lowering of quality. Conversely, surface water is not being fully utilized. The City of Sacramento has surface water entitlements, which exceed its current needs and possibly its future requirements (General Plan, page 7-3). Surface water is currently treated at three City treatment facilities.

Drainage

The stormwater drainage system of the City of Sacramento is a complex network of natural channels, canals, levees, subsurface drains, and pumping stations. All drainage ultimately flows to the American and Sacramento rivers. In the older areas of the City (bounded by the Sacramento River on the west and 65th Street on the east, American River on the north and Sutterville Road on the south), the City currently has a combined stormwater and wastewater system (Sacramento General Plan, p. 7-6). The project site is located outside of this area; therefore, the drainage system is not combined with the wastewater system. According to City staff, the project area is located in Drainage Basin 140.

Flooding

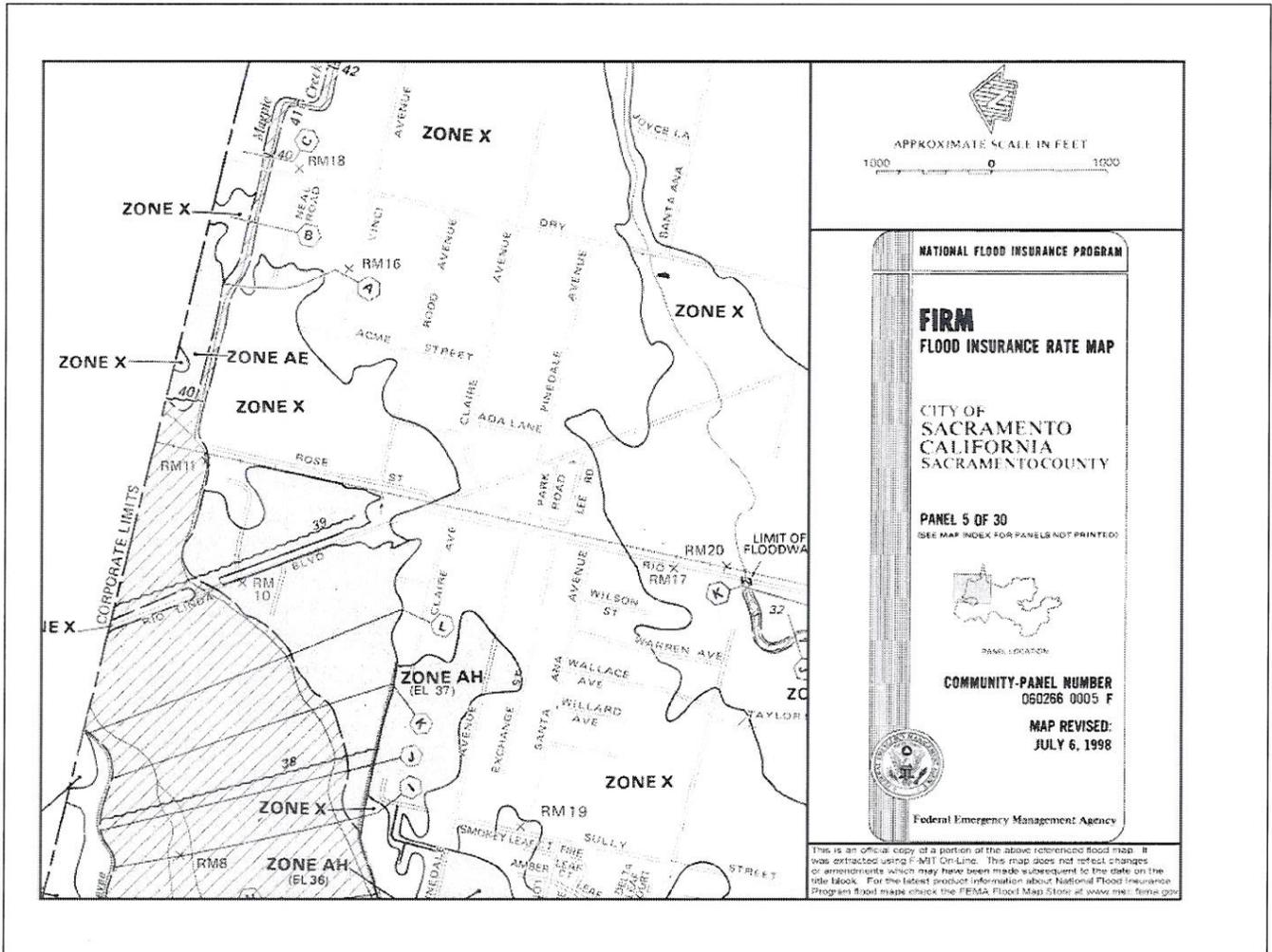
The proposed Leisure Vistas project is situated adjacent to the floodplain for Robla Creek. During larger storm events, Robla Creek may overtop its bank, creating a floodplain. However, a recently re-constructed levee contiguous to Robla Creek forces water to the north into an area consisting of condemned parcels unsuitable for development. According to FEMA's map for the project dated July 6, 1998 (<http://map1.msc.fema.gov/idms/IntraView>) the development area is situated within two flood zones (See Figure 7.) Within the X flood zone designation, elevation or flood proofing is not required. For the AE flood zone designation, in which the northern portion of the project is located, the designation must be removed from the project site prior to recording a final map.

Standards of Significance

Water Quality. 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.

Figure 7



Answers to Checklist Questions

Question A, D, E

Because the proposed Leisure Vistas project site is currently undeveloped, on-site drainage infrastructure does not exist. All runoff from the proposed project site is conveyed via sheet flow or shallow swale to the Robla Creek channel. The proposed project must construct the appropriate stormwater drainage improvements in order to connect to the existing drainage facilities. Additionally, per the requirements of the PUD Development Guidelines, each building site owner would be required to provide adequate drainage facilities in accordance with City of Sacramento standards. Currently, the project engineer has identified two options for providing project drainage.

Option 1

Parcels 1 and 2

Drainage Option 1 provides for one regional pump station and water quality basin on the adjacent Shehadeh site in order to accommodate drainage from the Leisure Vistas project, Shehadeh project, and the Young “Acme Acres” project (See Figure 8, Option 1). The City of Sacramento has identified Option 1 as the preferred option because the plan provides for less long-term operation and maintenance costs.

Option 2

Parcels 1 and 2

Option 2 is considered so as to allow the Leisure Vistas project to proceed if the Shehadeh basin proves infeasible for either financial or environmental reasons (See Figure 9, Option 2). In the event that the regional water quality basin and pump station is not completed on the adjacent Shehadeh property, or is temporarily delayed, the Leisure Vistas project proposes to utilize Parcel 1 as shown on Figure 8, Drainage Option 2, as a temporary water quality basin and potential temporary pump station. The Leisure Vistas storm drain pipe would be installed in a permanent configuration. Flows would be diverted to the temporary basin on Parcel 1. Two discharge alternatives exist for the proposed temporary onsite basin, as follows:

Alternative 1:

The preferred alternative would allow the Leisure Vistas project to construct the permanent pipe system and discharge the stormwater through the existing outfall in the SAFCA levee on the northern portion of the Shehadeh Property. This option includes the construction of a pump station on the Shehadeh Property. Alternative 1 assumes that the Leisure Vistas project would obtain a deed or easement for the outfall pipe and pump station on the adjacent Shehadeh property, and record a cost-sharing agreement with other project proponents for the construction of the common drainage improvements.

Alternative 2:

In the event that agreements cannot be reached with adjacent property owners, the Leisure Vistas project would construct an on-site pump station to discharge the Leisure Vistas storm flows into Robla Creek through what would be a new on-site discharge point, as the existing on-site flap-gated culvert is to be removed per SAFCA conditions placed on this project. Any drainage improvements that discharge over the Robla Creek South levee would require approval by SAFCA,

ARFCD, and the Reclamation Board. The actual location and sizing of the pump would be determined during design of the project. The Leisure Vistas Parcel 1 pump station location would be capable of serving as the regional pump station location. Therefore, if the Shehadeh water quality basin was eventually constructed, stormwater flows could be routed from the basin to the Parcel 1 pump station, and the Shehadeh pump station could then be eliminated.

The total water volume from Parcels 1 and 2, which requires detention by the Leisure Vistas project for water quality purposes would be 1.19-acre feet. Under Option 2, approximately 1-acre of Parcel 1 would be set aside for water quality purposes. The basin would be 1-acre in area, and 3 feet deep. If this onsite option for water quality is utilized, the Leisure Vistas project would propose to design a landscaped park-like basin, which would be utilized in dry weather periods as a passive park area. Maintenance of the basin would be supplied, or financed, by the Leisure Vistas Home Owners Association.

Parcel 3

Parcel 3, a proposed public park, would drain to the intersection of Clair Avenue and Sully Street where the stormwater would be collected in the existing storm drain system or directed to the proposed pump station. As the majority of the park surface would be turf or landscape plantings, the park would provide for natural water quality treatment.

Following completion of construction activities, the proposed project would be expected to result in a similar total area of impervious surfaces as the currently approved land uses. In addition, the project site would limit peak discharges in to Robla Creek through the use of the water quality detention basin per SAFCA standards. According to the project engineer, under both Option 1 and 2, the receiving water channel, Robla Creek, would have adequate capacity to accommodate the proposed project's drainage. Therefore, the proposed project would have a **less-than-significant** impact related to drainage alteration and runoff. It should be noted that potential off-site environmental impacts (e.g., biological and cultural resource impacts) associated with the construction of the project's stormwater system are addressed elsewhere in this Initial Study (see Section 7, *Biological Resources*, and Section 14, *Cultural Resources*).

Mitigation Measure(s)

Mitigation is not required.

Question B

The proposed Leisure Vistas project is situated adjacent to the floodplain for Robla Creek. During larger storm events, Robla Creek may overtop its bank, creating a floodplain. However, a recently re-constructed levee contiguous to Robla Creek forces water to the north into an area consisting of condemned parcels unsuitable for development. According to FEMA's map for the project dated July 6, 1998 (<http://map1.msc.fema.gov/idms/IntraView>) the development area is situated within two flood zones. Within the X flood zone designation, elevation or flood proofing is not required. For the AE flood zone designation, in which the northern portion of the project is located, the designation must be removed from the project site prior to recording a final map. Following construction the project applicant would provide FEMA with proof of having raised the project site out the floodplain, and would be issued a Letter of Map Revision (LOMR). If the project site is not removed from the floodplain a **potentially significant** impact would result.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce impacts to a *less-than-significant* level.

- MM-1 Prior to issuance of any grading permits, in accordance with FEMA standards, all building pads within Flood Zone AE shall be designed to be at least one-foot above the 100-year flood plain or drainage release path (100-year flood elevation), whichever is greater. In addition, the applicant shall submit to the Sacramento Department of Utilities a LOMR obtained for the proposed project.*

Question C

The City of Sacramento has obtained a National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality 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 urban storm water runoff. The general permit requires the permittee to employ "Best Management Practices" (BMPs) before, during and after construction. The City has a list of BMPs necessary to accomplish the goals of the permit. 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. 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 no structural control measures.

BMP mechanisms minimize erosion and sedimentation, and prevent pollutants such as soil and grease from entering the storm water drains. Best Management Practices are approved by the Department of Utilities before beginning construction (the BMP documents are available from the Department of Utilities Engineering Services Division, 1395 35th Avenue, Sacramento, CA). In addition, projects are required to comply with the City's Grading, Erosion, and Sediment Control Ordinance (Chapter 15.88 of the City Code), which requires that the applicant prepare erosion and sediment control plans for both during and after construction of the proposed project.

The Hansen Lakes EIR found that significant impacts to water quality as a result of project-specific and cumulative construction would occur with implementation of the project and/or other known projects in the area. The EIR determined that these impacts would be reduced to a less-than-significant level with implementation of the mitigation measures identified. Water quality impacts associated with the Hansen Lakes project include relocation of the levee and Robla Creek channel, construction of a multipurpose lake and wetland area. The Leisure Vistas project does not include these components and therefore would not have the associated impacts.

Similar to the Hansen Lakes project, however, construction-related activities associated with the proposed project have the potential to affect water quality. Fuel, oil, grease, solvents, and other chemicals used in construction activities have the potential to create toxic problems if allowed to enter a waterway. Construction activities are also a source of various other materials including,

trash, soap and sanitary wastes. However, the implementation of Best Management Practices (BMPs), which are required by the Utilities Department for construction activities, and compliance with the City's Grading, Erosion and Sediment Control Ordinance (Chapter 15.88 of the City Code), would ensure that project impacts would be ***less-than-significant***.

Mitigation Measure(s)

Mitigation is not required.

Questions F, G, H

The presence of groundwater can influence construction methods and materials utilized. Groundwater can be relatively shallow in the City of Sacramento. In general, groundwater levels in the vicinity of the City of Sacramento are reported to be stable, between 20 feet above and 40 below mean sea level. Due to the shallow depth of groundwater in some portions of the local area, the possibility exists for the proposed improvements to encounter groundwater and would require de-watering during construction. De-watering activities could result in a short-term change in the quantity of groundwater, and/or direction or rate of flow, and groundwater quality. De-watering activities must comply with application requirements established by the Central Valley Regional Water Quality Control Board (CVRWQB) to ensure that de-watering activities would not result in changes to groundwater quality. Because the requirements of the CVRWQB must be implemented, the impact would be ***less-than-significant***.

Mitigation Measure(s)

Mitigation is not required.

Findings

The proposed project, with the included mitigation measures, would result in ***less-than-significant*** impacts to hydrology and water quality.

Issues	Potentially Significant Impact	Potentially Significant 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?	■	■	X
B. Exposure of sensitive receptors to pollutants?	■	X	■
C. Alter air movement, moisture, or temperature, or cause any change in climate?	■	■	X
D. Create objectionable odors?	■	■	X

Environmental Setting

The project site lies at the southern end of the Sacramento Valley, a broad, flat valley bounded by the coastal ranges to the west and the Sierra Nevada to the east. The Carquinez Strait is located approximately 50 miles southwest and the intervening terrain is very flat. The prevailing wind direction is southwesterly, which occurs when marine breezes flow through the Carquinez Strait. Marine breezes dominate during the spring and summer months, and show strong daily variations. Highest average wind speeds occur in the afternoon and evening hours; lightest winds occur in the night and morning hours. During fall and winter, when the sea breeze diminishes, northerly winds occur more frequently, but southwesterly winds still predominate.

The project site is within the Sacramento Metropolitan Air Quality Management District, which is part of the Sacramento Valley Air Basin (SVAB). The Sacramento Valley Air Basin has been further divided into Planning Areas called the Northern Sacramento Valley Air Basin (NSVAB) and the Greater Sacramento Air region, designated by the U.S. Environmental Protection Agency (EPA) as the Sacramento Federal Ozone non-attainment area. The non-attainment area consists of all of Sacramento and Yolo counties and parts of El Dorado, Solano, Placer, and Sutter counties.

The San Francisco Bay Area Air Basin lies to the west, and the San Joaquin Valley Air Basin is located to the south. Considerable transport of pollutants occurs between these air basins, so that air quality in the SVAB is partially determined by the release of pollutants elsewhere. In turn, pollutants generated within the SVAB affect air quality in areas to the north and east.

The FCAA required States to classify basins (or portions thereof) as either "attainment," "non-attainment" or "unclassified" based on whether or not the NAAQS had been achieved, with respect to the criteria air pollutants and applicable standards, and to prepare air quality plans containing emission reduction strategies for those areas designated as "non-attainment." An "attainment" designation for an area signifies that pollutant concentrations did not violate the applicable standard in that area. A "non-attainment" designation indicates that a pollutant concentration violated the applicable standard at least once, excluding those occasions when a violation was caused by an exceptional event, as defined in the criteria. An "unclassified" designation signifies that the data does not support either an attainment or a non-attainment status. The CCAA divides districts into moderate, serious, and severe air pollution categories, with increasingly stringent control requirements mandated for each category.

The SVAB includes all of Sacramento County, including the City of Sacramento. The SVAB is classified as a "severe" non-attainment area for the federal one-hour ozone standard, and is also currently designated as "serious" non-attainment for the federal PM₁₀ standard. The SVAB is considered as an "unclassified" attainment area for CO under federal standards, and attainment under State standards.

Ambient Air Quality Standards

Both the U. S. Environmental Protection Agency and the California Air Resources Board have established ambient air quality standards for common pollutants. The ambient air quality standards are levels of contaminants that represent safe levels, which avoid specific adverse health effects associated with each pollutant. The ambient air quality standards identify "criteria" pollutants, so-named because the health and other effects of each pollutant are described in criteria documents. The federal and California state ambient air quality standards are summarized in Table 1 for important pollutants. The federal and state ambient standards were developed independently with differing purposes and methods, although both processes attempted to avoid health-related effects. As a result, the federal and state standards differ in some cases. In general, the California standards are more stringent, particularly for ozone and particulate matter (PM₁₀ and PM_{2.5}).

Ambient Air Quality

The Sacramento Metropolitan Air Quality Management District (SMAQMD) and California Air Resources Board (CARB) maintain several air quality monitoring sites in the Sacramento area. All federal ambient air quality standards are met in the project area, with the exception of ozone. Additionally, the state ambient standards of ozone and particulate matter are regularly exceeded.

Standards of Significance

Ozone and Particulate Matter. An increase in short-term effects (construction) of nitrogen oxides (NO_x) above 85 pounds per day and an increase in long-term effects (operation) of either ozone precursor - nitrogen oxides (NO_x) and/or organic gases (ROG) - 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. 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).

Table 1 Federal and State Ambient Air Quality Standards			
Pollutant	Averaging Time	Federal Primary Standard	State Standard
Ozone	1-Hour	--	0.09 ppm
	8-Hour	0.08 ppm	0.07 ppm
Carbon Monoxide	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35.0 ppm	20.0 ppm
PM ₁₀	Annual	--	20 ug/m ³
	24-Hour	150 ug/m ³	50 ug/m ³
ppm = parts per million		ug/m ³ = Micrograms per Cubic Meter	
Source: SMAQMD, 2007.			

Answers to Checklist Questions

Question A

Development projects are most likely to violate an air quality standard or contribute substantially to an existing or projected air quality violation through generation of vehicle trips. New vehicle trips add to carbon monoxide concentrations on nearby streets providing access to the site. Carbon monoxide is an odorless, colorless poisonous gas whose primary source in the Sacramento Area is automobiles. Concentrations of this gas are highest near intersections of major roads.

SMAQMD's *Guide to Air Quality Assessment in Sacramento County* contains a screening procedure for determining if a project could have a significant impact on local carbon monoxide concentrations. The method utilizes estimates of background concentrations (adjusted by "rollback" values that reflect trends in county-wide emissions) and an estimated project-related carbon monoxide concentration determined by the peak-hour trip generation of the project. When applied to the proposed project, the method identified the worst-case total concentration (project plus background) at 6.7 parts per million (ppm) for a 1-hour averaging time and 4.6 ppm for an 8-hour averaging time. These predicted worst-case concentrations do not exceed or approach the most stringent ambient air quality standards of 20.0 ppm (1-hour) or 9.0 ppm (8-hour).

SMAQMD's *Guide to Air Quality Assessment in Sacramento County* recommends quantification of ozone precursor emissions both during construction and operation of a project. During construction, various types of equipment and vehicles would temporarily operate on the site, generating exhaust pollutants. During operation the project would attract vehicle trips, adding to the emission burden of ozone precursors within the region.

Don Ballanti used the URBEMIS2002 (Version 8.7) computer program to calculate emissions from these sources, utilizing parameters appropriate for the Sacramento Metropolitan area. Construction-period emissions estimates were based on assumed mass-grading of the site followed by phased construction of project components. The types and amounts of equipment to be utilized during the different phases of construction were based on SMAQMD Guidance.¹ Construction emissions were

¹ Sacramento Metropolitan Air Quality Management District, *SMAQMD CEQA Frequently Asked Questions*, January 2007.

estimated separately for site grading and building construction. Construction emission sources included on-road trucks, on-site equipment and vehicles, worker trips and asphalt off-gases.

Operational emissions of criteria pollutants associated with the project were estimated by URBEMIS-2002 utilizing project trip generation rates developed by the project transportation engineer. The year of completion of the project was assumed to be 2007. The URBEMIS-2002 results are shown in Table 2 for the two ozone precursors (Volatile Organic Compounds and Nitrogen Oxides). Construction emissions of NO_x would not exceed the SMAQMD's construction threshold of 85 pounds per day. Project operational emissions of ozone precursors would not exceed the SMAQMD's significance threshold of 65 pounds per day. Based on these criteria, the project would have a **less-than-significant** impact on regional ozone air quality.

Mitigation Measure(s)

Mitigation is not required.

Table 2 Project Regional Emissions, in Pounds Per Day		
	VOC	NO_x
Construction		
Site Grading	7.85	45.22
Building Construction	12.82	61.32
SMAQMD Significance Threshold	--	85.00*
Operation		
Vehicles	37.00	28.55
Area Sources	16.130	7.33
Total	53.13	35.88
SMAQMD Significance Threshold	65.00	65.00
*Site Grading and building construction emissions are not additive as these phases of construction would occur consecutively, not concurrently. <i>Source: Don Ballanti, 2007.</i>		

Question B

Sensitive receptors are typically defined as facilities where sensitive receptor population groups (children, the elderly, the acutely ill, and the chronically ill) are likely to be located. Land uses associated with sensitive receptor groups, include: residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. As a proposed retirement community, the proposed project would introduce new sensitive receptors to the project area. Other sensitive receptors near the site are homes adjacent to the southeast corner of the site and the Robla Elementary School located on the northeast corner of Rio Linda Boulevard.

During construction, various diesel-powered vehicles and equipment would be in use on the site. The California Air Resources Board identified particulate matter from diesel-fueled engines as a toxic air contaminant (TAC). CARB has completed a risk management process that identified

potential cancer risks for a range of activities using diesel-fueled engines.² High volume freeways, stationary diesel engines and facilities attracting heavy and constant diesel vehicle traffic were identified as having the highest associated risk.

Health risks from Toxic Air Contaminants are a function of both concentration and duration of exposure. Unlike the above types of sources, construction diesel emissions are temporary, affecting a specific receptor for a period of days or perhaps weeks. Because of the short duration of construction and the fact that sensitive land uses are not located down-wind of the site, health risks from construction emissions of diesel particulate would not constitute a significant adverse impact.

However, construction activities would temporarily affect local air quality, causing a temporary increase in particulate matter and dust emissions. SMAQMD does not require quantification of dust emissions assuming the District's standard dust control mitigation measures are implemented by a project. Should these standard measures not be implemented for the project, uncontrolled dust emissions during construction have the potential to exceed the local ambient air quality standards and result in nuisance complaints, resulting in a **potentially significant** impact.

Mitigation Measure(s)

Appendix B of SMAQMD's *Guide to Air Quality Assessment in Sacramento County* provides recommended mitigation measures that are dependent on the size of the project site and maximum disturbed area at any given time. If the appropriate measures are employed, it can be assumed that project impacts from fugitive dust would be mitigated to a less-than-significant level and no modeling of fugitive emissions concentrations is required. Based on the size and phasing of the proposed project, Level 2 mitigation would be required to reduce impacts to a **less-than-significant** level.

MM-2 Prior to issuance of a grading permit, the applicant/developer shall incorporate the following measures into the construction contract documents, which shall be submitted for the review and approval of the City Engineer:

- *Strict compliance with SMAQMD's Rule 403 shall be written into construction contracts.*
- *Water all construction areas at least twice daily.*
- *Maintain at least two feet of freeboard (i.e. the minimum required space between the top of the load and the top of the trailer).*
- *Water soil piles three times daily.*

Question C

The proposed project would develop single-story residences on what is currently an open field. Development would result in marginal changes to air movement and temperature by placing structures in a currently open area. However, the project site has been planned for development, and the changes to the local micro-climate would not be adverse. Therefore, the project site would have a **less-than-significant** impact on the climate.

Mitigation Measure(s)

Mitigation is not required.

2 California Air Resources Board, Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles, October 2000.

Question D

The proposed project involves the construction of senior residences and care facilities and a commercial area. The operation of these facilities would not be expected to generate objectionable odors, and the project does not place sensitive receptors in a location where they would be impacted by existing odor sources. Therefore, the proposed project would result in a ***less-than-significant*** impact.

Mitigation Measure(s)

Mitigation is not required.

Findings

With the implementation of the mitigation measures assigned above, the proposed project would result in ***less-than-significant*** impacts to air quality.

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

The following discussion is based on the February 4, 2005 Transportation and Circulation Environmental Analysis prepared for the City of Sacramento. The Development Engineering Division has determined that the original February 2005 Leisure Vistas project's Transportation and Circulation Environmental Analysis could be used in lieu of an updated analysis. Since the project growth in the study area has been very low during the last couple of years and major trip generating projects have not been established to cause a significant change in the traffic conditions in the study area, the proposed project is not expected to have a significant impact on the transportation system at or near the project site other than what was defined in the original Transportation and Circulation Environmental Analysis.

Environmental Setting

ROADWAY SYSTEM - REGIONAL ACCESS

Regional automobile access to the site is provided primarily by the I-80 freeway located about 1.4 miles south of the site. I-80 is an east-west interstate freeway extending from San Francisco to the west to New Jersey to the east. I-80 is a six-lane freeway in the site vicinity. To the west, it provides access to I-5. Near the site, I-80 has full interchanges at Norwood Avenue and at Raley Boulevard.

ROADWAY SYSTEM - LOCAL ACCESS

Direct access to the site is provided via Rio Linda Boulevard, Claire Avenue, and Sully Street. Other roadways providing site access include Norwood Avenue, Main Avenue, Bell Avenue, and Marysville Boulevard.

Rio Linda Boulevard is a north-south roadway that forms the eastern boundary of the site. To the south, Rio Linda Boulevard extends to El Camino Avenue and Del Paso Boulevard in the North Sacramento area of the City of Sacramento. To the north, Rio Linda Boulevard extends to the

Rio Linda and Elverta areas of unincorporated Sacramento County. In the site vicinity, Rio Linda Boulevard has one travel lane in each direction. Rio Linda Boulevard has signalized intersections at Claire Avenue / Marysville Boulevard and at Bell Avenue.

Claire Avenue is a two-lane east-west local street. Claire Avenue extends westerly from Rio Linda Boulevard about 1500 feet toward Sully Street. The easterly leg of its intersection with Rio Linda Boulevard is Marysville Boulevard. Claire Avenue also extends easterly from Marysville Boulevard southeast of the intersection of Rio Linda Boulevard.

Sully Street is a two-lane north-south local street beginning at Main Avenue and extending northerly to the site. The southerly leg of its signalized intersection with Main Avenue is Norwood Avenue.

Norwood Avenue is a north-south roadway that begins at Main Avenue and extends southerly to Grove Avenue in the North Sacramento area of the City of Sacramento. Norwood Avenue provides direct access from the site to I-80. Norwood Avenue has signalized intersections at Main Avenue / Sully Street and at Bell Avenue. North of Bell Avenue, Norwood Avenue has one travel lane in each direction.

Main Avenue is an east-west roadway located about 0.5 miles south of the site. To the west, it becomes Del Paso Road and provides access to the North Natomas area and I-5. To the east, it extends to McClellan Park (the former Air Force Base), interrupted by Magpie Creek immediately east of Rio Linda Boulevard. Main Avenue has one travel lane in each direction between Sully Street / Norwood Avenue and Rio Linda Boulevard. West of Sully Street / Norwood Avenue, it has two travel lanes in each direction.

Bell Avenue is an east-west roadway located about one mile south of the site. To the west, it terminates about 0.6 miles west of Norwood Avenue in a residential area. To the east, it extends to McClellan Park. In the site vicinity, Bell Avenue has one travel lane in each direction.

PEDESTRIAN SYSTEM

Sidewalks are not provided on the roadways immediately adjacent to the site. The Sacramento Northern Parkway, located east of and generally parallel to Rio Linda Boulevard, follows the former Sacramento Northern Electric Railway right-of-way and provides a pedestrian and bicycle path.

BICYCLE SYSTEM

A Sacramento City / County Bicycle Task Force developed a 2010 Bikeway Master Plan for the region. The Master Plan is a policy document that was prepared to coordinate and develop a bikeway system that will benefit and serve the recreational and transportation needs of the public. Officially designated bicycle facilities are classified as follows:

- Class I: Off-street bike trails or paths which are physically separated from streets or roads used by motorized vehicles.
- Class II: On street bike lanes with signs, striped lane markings, and pavement legends.
- Class III: On-street bike routes marked by signs and shared with motor vehicles and pedestrians. Optional four-inch edge lines painted on the pavement.

Figure 3 of the Transportation and Circulation Environmental Analysis illustrates the bikeway master plan in the site vicinity. The primary existing bikeway near the site is the Sacramento Northern

Parkway. The Parkway provides a continuous north-south off-street facility from Rio Linda in unincorporated Sacramento County to the north and American River Parkway to the south. The only other existing bikeway in the immediate site vicinity is an on-street facility on Bell Avenue from Rio Linda Boulevard westerly to Taylor Street.

Both on-street and off-street bikeways are proposed in many locations near the site. The following bikeways would be adjacent to or extend through the project site:

- Claire Avenue – On-street bikeway from Sully Street to Raley Boulevard.
- Rio Linda Boulevard – On-street bikeway northerly from Claire Avenue into unincorporated Sacramento County.
- Rio Linda / Robla Creek - Off-street bikeway from the Natomas East Main Drainage Canal to the Sacramento Northern Parkway.
- Northerly extension of Sully Street – Off-Street bikeway across the Rio Linda / Robla Creek extending into unincorporated Sacramento County.

TRANSIT SYSTEM

The Sacramento Regional Transit District (RT) operates 80 bus routes and 26.9 miles of light rail covering a 418 square-mile service area. Buses and light rail run 365 days a year using 76 light rail vehicles, 258 buses powered by compressed natural gas (CNG) and 17 shuttle vans. Buses operate daily from 5:00 a.m. to 11:30 p.m. every 15 to 60 minutes, depending on the route.

Light rail trains operate from 4:30 a.m. to 1:00 a.m. daily with service every 15 minutes during the day and every 30 minutes in the evening.

Figure 4 of the Transportation and Circulation Environmental Analysis illustrates transit services in the site vicinity. The two RT bus routes operating closest to the site are Routes 14 and 19. Near the site, Route 14 operates on Main Avenue west of Norwood Avenue and Norwood Avenue south of Main Avenue. Route 14 serves North Natomas to the west and North Sacramento to the south, and provides access to the Arden / Del Paso Light Rail Station. Route 19 operates on Claire Avenue east of Marysville Boulevard and Rio Linda Boulevard south of Claire Avenue. Route 19 serves North Sacramento, Rio Linda, Elverta, North Highlands, and McClellan Park, and provides access to the Arden / Del Paso and Watt / I-80 Light Rail Stations.

Standards of Significance

Impact significance criteria's are summarized below for study intersections, bicycle and pedestrian facilities, and transit facilities.

Intersections and Roadways

The City of Sacramento defines the threshold of significance for traffic impacts at intersections as follows:

- The traffic generated by the project degrades peak period intersection LOS from A, B, or C (without the project) to D, E, or F (with the project); or,
- The existing intersections LOS (without project) is D, E, or F and project generated traffic increases the average vehicle delay by five seconds or more.

These standards have been developed consistent with a goal set forth in the City of Sacramento General Plan Update (1988). Specifically, section 5-11-Goal D, states to “Work towards achieving a LOS C on the City’s local and major street system.”

Signal Warrant Analysis

A significant impact with regard to signal warrants would occur if the project would generate enough traffic to warrant a traffic signal.

Bicycle Facilities

A significant impact would occur if:

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

Pedestrian Circulation

A significant pedestrian circulation impact would occur if the project were to result in unsafe conditions for pedestrians, including unsafe increase pedestrian/bicycle or pedestrian/motor vehicle conflicts.

Transit System

A significant impact to the transit system would also occur where 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, which the system of busses and light rail vehicles can carry during the peak hours 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

Although the project would increase traffic volumes at study area intersections, the changes in intersection operating conditions with the addition of project-generated traffic do not exceed the City’s standards of significance for impacts to intersections. The new intersections associated with the project operate at LOS “C” or better.

A traffic signal warrant analysis was conducted at the three unsignalized study area intersections for the existing plus project scenario. Utilizing the peak hour warrant, the intersection of Rio Linda Boulevard and Main Avenue warrants a traffic signal under existing without and with project conditions in both a.m. and p.m. peak hour analysis periods; however, under project conditions the delay is decreased.

A traffic signal warrant analysis was conducted at the two unsignalized study area site intersections for the cumulative (Year 2025) scenario. Although the intersection of Rio Linda Boulevard and the Site Roadway warrants a traffic signal under future plus project conditions in the p.m. peak hour for the eastbound left turn lane, the intersection average LOS is A. Therefore, impacts to traffic would be considered *less-than-significant*.

Mitigation Measure(s)

Mitigation is not required.

Questions B, C

Currently, Rio Linda Boulevard north of Marysville Boulevard operates as a high-speed two-lane roadway with uninterrupted flow through a rural area. The project proposes site access to Rio Linda Boulevard via a site roadway. In addition, Parcel 1, located along Rio Linda Boulevard, would accommodate a proposed neighborhood shopping center.

At this time, detailed plans for the proposed shopping center are not available. The Transportation and Circulation Analysis anticipates that access to Rio Linda Boulevard via a separate driveway would be requested during development within the PUD. Based upon direction from City staff, the Transportation and Circulation Analysis assumes that a separate driveway on Rio Linda Boulevard with right-in and right-out movements only might be considered for evaluation with a future development proposal. Although the traffic analysis prepared for the City includes a number of recommendations for site access and design, the traffic analysis did not find that significant adverse effects to emergency access or traffic hazards would result from the project.

Therefore, a *less-than-significant* impact associated with site design and access would occur as a result of project implementation.

Mitigation Measure(s)

Mitigation is not required.

Question D

Detailed site plans were not available at the time of this environmental review; however, parking would be provided per the City Zoning Ordinance. Therefore, the proposed project would result in *less-than-significant* impacts to parking.

Mitigation Measure(s)

Mitigation is not required.

Question E and F

Bikeways

The proposed project would result in the addition of employees, residents, patrons, and visitors to the site, some of whom would travel by bicycle. The proposed project would not result in any changes to the existing or future bikeway system. The proposed project is not anticipated to hinder or eliminate an existing designated bikeway, or interfere with implementation of a proposed bikeway. According to the Transportation and Circulation Analysis prepared for the City of Sacramento for the proposed project, the project is not anticipated to result in unsafe conditions for bicyclists, including

unsafe bicycle/pedestrian or bicycle/motor vehicle conflicts.

Pedestrian Facilities

The proposed project would result in the addition of employees, residents, patrons, and visitors to the site, but according to the Transportation and Circulation Analysis, the proposed project not anticipated to result in unsafe conditions for pedestrians, including unsafe bicycle/pedestrian or pedestrian/motor vehicle conflicts.

Transit System

The proposed project would result in the addition of employees, residents, patrons, and visitors to the site, some of whom would travel by transit. Although particular transit vehicles operate at or near capacity during the peak commuter periods, a review of existing transit operations and plans for future transit services indicate that ample capacity exists within the Regional Transit system to support the anticipated increase in trips. Because the existing and future transit system capacity is sufficient to accommodate the increased project generated transit ridership, the Transportation and Circulation Analysis prepared for the City of Sacramento for the proposed project found no adverse impacts associated with the transit system.

Conclusions

Therefore, impacts to alternative modes of transportation would be considered ***less-than-significant***.

Mitigation Measure(s)

Mitigation is not required.

Question G

The proposed project would not require any changes to existing regional rail, waterborne, or air traffic activity. Therefore, a ***less-than-significant*** impact would occur related to rail, waterborne, and air traffic patterns.

Mitigation Measure(s)

Mitigation is not required.

Findings

The proposed project would result in ***less-than-significant*** impacts to traffic and circulation.

Issues	Potentially Significant Impact	Potentially Significant 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)?	■	X	■
B. Locally designated species (e.g., heritage or City street trees)?	■	X	■
C. Wetland habitat (e.g., marsh, riparian and vernal pool)?	■	X	■

Environmental Setting

The development area consists primarily of irrigated pastures that have been utilized for cattle grazing for several decades. The project area occurs in the California annual grassland series and is primarily composed of non-native grasses and forbs. Cut and fill materials (from levee construction) extend into the property along the western boundary of the project area. The project area consists of laser-leveled irrigated pastures, stockyards, and a relatively unaltered area used historically as a local dairy. A drainage ditch parallels the toe of the SAFCA levee along the western and southern boundaries of the project area. A roadside ditch containing perennial and seasonal wetland and riparian habitats parallels Rio Linda Boulevard.

Land north of the levee, includes: irrigated pasture, riparian habitat associated with Robla Creek, and wetlands including marsh and vernal pools. Robla Creek captures irrigation water and flows along the northern toe of the SAFCA levee. Robla Creek additionally creates a large ponded area dominated by marsh vegetation immediately north of the development area along the northern side of the SAFCA levee. Large valley oaks and willows occur along the tributary and within the irrigated pasture in the condemned area.

Storm drainage for the development parcel would likely be conveyed to detention facilities on adjacent properties; pumps would convey the water across the SAFCA levee and outfall into Robla Creek.

Biological Assessment History

The Hansen Lakes EIR included a biological assessment, which determined that 29 heritage trees existed in the original 285-acre project area, and that habitat types included riparian woodland, open water, freshwater emergent marsh/wetland, non-native grassland, irrigated pasture, vernal pools, and seasonal wetlands and swales.

In addition, a site-specific Biological Assessment was prepared for the Leisure Vistas project site in 2005 by Raney Planning and Management, Inc. staff biologist. Since the preparation of the previous biological assessments, Marcus Bole and Associates has prepared a Biological Resources Inventory and Wetlands Delineation to verify the project's potential impacts in light of current site conditions and the revised off-site stormwater drainage proposal.

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 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 are candidates for, listing);
- Listed as endangered or threatened under the California Endangered Species Act (or are 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); or
- Plants or animals that meet the definitions of rare or endangered under the California Environmental Quality Act (CEQA).

Answers to Checklist Questions

Question A

The Hansen Lakes EIR identified project-specific significant impacts associated with the loss of wetlands and waters of the U.S.; special-status plant species; vernal pool fairy and tadpole shrimp; winter-run chinook salmon; California tiger salamander and western spadefoot toad; northwestern and/or southwestern western pond turtle; Swainson’s hawk; great blue herons and great egrets; burrowing owl; heritage trees; water quality of aquatic habitats; and urban runoff. All of these impacts were determined to be reduced to a less-than-significant level with the implementation of mitigation identified in the Hansen Lakes EIR, with the exception of impacts to Swainson’s hawk, which would remain significant and unavoidable even with mitigation. In addition, the Hansen Lakes EIR identified cumulative impacts to potential giant garter snake habitat and Swainson’s hawk foraging habitat; these impacts were significant and unavoidable with mitigation incorporated. The proposed Leisure Vistas project, however, is not expected to have substantial adverse effects with mitigation incorporated because of the reduced scope and intensity of land use compared to what was anticipated in the Hansen Lakes project.

Marcus H. Bole & Associates conducted a review of the California Natural Diversity Database (CNDDDB), California Native Plant Society literature, information from the U.S. Fish and Wildlife

Service, and conducted a biological evaluation of the project site.³ In addition, a wetland delineation was conducted to determine whether or not the subject property contains any habitat features of concern, including but not limited to wetlands, riparian areas, vernal pools, etc.⁴ The following discussion is based on the biological assessment prepared by Marcus H. Bole & Associates.

As part of this biological assessment prepared by Marcus H. Bole & Associates, a reconnaissance-level field survey of the project site was conducted in January and February of 2007. The property was traversed on foot and habitat suitability for special-status wildlife and plant species was evaluated by classifying the potential for occurrence for each listed species.

Bole & Associates conducted a computerized search of the California Natural Diversity Database (CNDDDB/RareFind, 2007) for the Rio Linda USGS topographic quadrangle, and a search of the 2001 California Native Plant Society (CNPS) Electronic Inventory of Rare and Endangered Plants of California for the project area. These searches were conducted to determine if any occurrences of state or federal-listed species were recorded in the study area. The results of these searches are presented in Table 3 below.

Table 3 Biological Resources Habitat					
Common Name	Scientific Name	Status	General Habitat Description	Habitat Present/Absent	Potential for Occurrences
Plants					
Dwarf downingia	<i>Downingia pusilla</i>	CNPS 2	Valley and foothill grassland (mesic sites) vernal pools.	Present	Low: Onsite ditches and swales within the project area are potential habitat; however, none were found.
Legenere limosa	<i>Legenere limosa</i>	CNPS 1B	Valley and foothill grassland (mesic sites) vernal pools.	Present	Low: Onsite ditches and swales within the project area are potential habitat; however, none were found.
Invertebrates					
Vernal pool fairy shrimp	<i>Branchinecta lynchi</i>	FT	Vernal pools, some seasonal wetlands.	Present	Low: Onsite ditches and swales within the project area provide marginal habitat.
Vernal pool tadpole shrimp	<i>Lepidurus packardi</i>	FE	Vernal pools, some seasonal wetlands.	Present	Low: Onsite ditches and swales within the project area provide marginal habitat.
California linderiella fairy shrimp	<i>Linderiella occidentalis</i>		Seasonal pools in unplowed grasslands.	Present	Low: Onsite ditches and swales within the project area

³ *Biological Resources Inventory for Leisure Vistas Condominium Project*, Marcus H. Bole & Associates, February 13, 2007.

⁴ *Delineation of Waters of the United States*, Marcus H. Bole & Associates, February 12, 2007.

**Table 3
Biological Resources Habitat**

Common Name	Scientific Name	Status	General Habitat Description	Habitat Present/Absent	Potential for Occurrences
					provide marginal habitat.
Birds					
Swainson's hawk (nesting habitat)	<i>Buteo Swainsoni</i>	ST	Breeds in riparian areas and oak savannah. Requires adjacent suitable foraging areas.	Absent	Low: Trees within the project area provide marginal nesting habitat and the non-native grasslands provide foraging habitat. None observed.
White-tailed kite	<i>Elanus leucurus</i>		(Nesting) rolling foothills/valley margins with scattered oaks and river bottoms.	Absent	Low: Trees within the project area provide marginal nesting habitat and the non-native grasslands provide foraging habitat. None observed.
FE = Federally listed as Endangered CE = California State Endangered 1B = CNPS list plants rare, threatened, or endangered in California and elsewhere 2 = CNPS lists plants rare, threatened, or endangered in California, but more numerous elsewhere			CSC = California Species of Concern		

Listed and Special-Status Plants

Boles & Associates performed a records search of the CNDDDB, CNPS literature, and documents pertaining to the natural resources of the development area. The seasonal swales are potential habitat for dwarf downingia and Legenere limosa. Initial surveys did not identify the above species; however, spring surveys would be required for the plants prior to construction or grading activities.

Listed and Special-Status Animals

Based on a review of the records search of the CNDDDB and documents pertaining to the natural resources of the project site, potential habitat for the following animal species was found to occur in the development area: Vernal pool fairy shrimp, Vernal pool tadpole shrimp, California linderiella fairy shrimp, Swainson's hawk, White-tailed kite, and other raptors and migratory bird species.

Vegetation Communities and Wildlife Habitat

Vegetative communities within the development area, include: upland vegetation, seasonal wetlands, and Robla Creek.

Upland Vegetation

Vegetation dominating the pasturelands include bromes (*Bromus* spp.), barley (*Hordeum* sp.), oats (*Avena* sp.), filaree (*Erodium botrys*), and spring vetch (*Vicia sativa* ssp. *Sativa*). Common trees and shrubs found within the roadside ditch along Rio Linda Boulevard are California walnut (*Juglans californica*), valley oak (*Quercus lobata*), and Oregon Ash (*Fraxinus latifolia*).

Seasonal Wetlands

Approximately 1.27 acres of emergent wetlands within the onsite drainage ditches and seasonal swales were delineated. Pooling or ponding of water was evident in these ditches and swales from the presence of hydrology indicators such as water marks, drift lines, sediment deposits, as well as a dominance of plant species adapted to wet soil conditions. The emergent wetlands have hydric soil indicators with a small amount of concretions occurring near the top soil line, gleying, and sulfide odor. The seasonal wetlands support vegetation consisting of spikerush (*Eleocharis masrostachya*), curly dock (*Rumex crispus*), Italian ryegrass (*Lolium multiflorum*), and Himalaya berry (*Rubus discolor*).

Robla Creek

Robla Creek flows in a southerly direction along the western boundary of the project area and is separated from the project area by the SAFCA levee (constructed in mid-1990s). The creek is hydrologically connected to the site by a 48-inch weir located within the extreme southwest corner of the project area, and by drainage flows from the roadside ditch along Rio Linda Boulevard (the ditch carries water north, then under Rio Linda Boulevard to enter a weir northeast of the project area). Robla Creek supports perennial wetland habitats. Robla Creek is also potential habitat for the northwestern pond turtle and giant garter snake.

Habitat Conservation Plans/Natural Communities Conservation Plans

The SGPU discusses the possibility of establishing a Regional Conservation Zone (RCZ) Program to protect significant and sensitive natural habitats. At present, such a program has not been implemented. Exhibit U-5, *Location of Known Significant Natural Communities in the SGPU Area*, shows that sensitive habitat and/or communities may exist in the Robla Creek side of the SAFCA levee; however, this area is not part of the project site and is being condemned by the City for open space/flooding purposes.

Conclusions

The potential exists on the project site for the occurrence of special-status species, including Vernal pool fairy shrimp, Vernal pool tadpole shrimp, California linderiella fairy shrimp, Swainson's hawk, White-tailed kite, and other raptors and migratory bird species. The proposed project could result in adverse effects regarding the above listed special-status species. Therefore, *potentially significant* impacts could occur if mitigation measures are not implemented. The following mitigation measures shall be implemented to ensure *less-than-significant* impacts.

Nesting Raptors and Other Migratory Birds, and Swainson's Hawk Foraging Habitat

Raptors and other migratory birds such as the Swainson's hawk and white-tailed kite, have the potential to nest on or immediately adjacent to the project area. The project area is potential foraging habitat for the Swainson's hawk due to known nesting trees being identified within ten miles of the project site. Trees along Rio Linda Boulevard may be removed as a result of the development of the project. Because the potential exists for raptors and other migratory birds which are protected under the Migratory Bird Treaty Act, to occur within, or in the vicinity of the project area, construction could result in a **potentially significant** impact to nesting migratory birds, and Swainson's hawk foraging habitat.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce impacts from the proposed project to *less-than-significant* levels.

MM-3 Any proposed tree removal shall be scheduled to avoid the nesting season, which extends from February through September. If demolition and construction cannot be scheduled to avoid the nesting season, prior to the issuance of grading permits, pre-construction surveys for nesting raptors shall be conducted by a qualified ornithologist or wildlife biologist to ensure that raptor nests are not disturbed during project implementation. A pre-construction survey shall be conducted no more than 14 days prior to the initiation of demolition/construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through September). During this survey, the qualified person shall inspect all trees in and immediately adjacent to the impact areas for raptor nests.

If the above survey does not identify any nesting raptor species on the project site, further mitigation is not required. However, should any raptor species be found nesting on the project site, the following mitigation measures shall be implemented:

- a. Prior to the issuance of grading permits, the following mitigation measures shall be completed for the review and approval of CDFG. The project applicant, in consultation with CDFG, shall avoid all birds of prey nest sites located in the project site during the breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified raptor biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a nondisturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with CDFG. Highly visible temporary construction fencing shall delineate the buffer zone.*
- b. If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after September 30th, or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.*
- c. Prior to the issuance of grading permits, the project applicant shall consult with the City and the California Department of Fish and Game to determine the extent of mitigation necessary for the loss of Swainson's hawk foraging habitat. Specific replacement ratios and the location of the foraging habitat will be coordinated with, and approved by the California Department of Fish and Game.*

Impacts to Vernal Pool Branchiopods

The seasonally inundated depressions within onsite ditches and swales are potential habitat for large branchiopods (fairy shrimp). Onsite and offsite impacts associated with the two project drainage plan options are not anticipated due to the negative results of fairy shrimp surveys on the nearby Shehadeh and Garret properties. Helm Biological Consulting conducted wet- and dry-season fairy shrimp surveys on the Garret property. The Garret swales and Leisure Vistas swales are interconnected, and share the same soil profiles. According to the Bole & Associates Report prepared for the Leisure Vistas project, Dr. Helm reported that fairy shrimp were not found during

the protocol-level investigations. In addition, a dry-season fairy shrimp survey was conducted by LSA Associates on the Shehadeh property. LSA reported that fairy shrimp cysts were not found in the basins surveyed. The Shehadeh property and the Leisure Vistas property share the same soil profiles and history of agricultural use. However, the potential exists for federally endangered and threatened branchiopod species to occur on the Leisure Vistas property within the seasonal swales. Therefore, construction of the proposed project could result in a **potentially significant** impact.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce impacts from the proposed project to *less-than-significant* levels.

*MM-4 Prior to the issuance of grading permits a City approved biologist shall conduct dry-season and wet-season sampling for vernal pool fairy shrimp (*Branchinecta lynchi*) and vernal pool tadpole shrimp (*Lepidurus packardii*), in accordance with the United States Fish and Wildlife Service Interim Survey Guidelines to Permittees for Recovery Permits under Section 10(a)(1)(A) of the Endangered Species Act for the Listed Vernal Pool Branchiopods. (1996)*

If special-status branchiopods are identified, the project applicant shall conduct mitigation identified by the USFWS and ACOE during Section 7 Consultation.

Question B

Construction of Leisure Vista Drive (where the road would tie into Rio Linda Boulevard) requires the removal of numerous "Heritage trees" as defined by section 12.64.020 of the City of Sacramento Tree Ordinance. The trees that require removal have not been surveyed or evaluated; however, many of the trees are subject to the City of Sacramento Tree Ordinance. If a tree subject to the City of Sacramento Tree Ordinance is removed or damaged by the proposed project, a **potentially significant** impact could occur.

Mitigation Measures

Implementation of the following mitigation measures would reduce the impact to trees to a *less-than-significant* level.

MM-5 Prior to the issuance of grading permits, the project proponent shall provide a site plan to the City Arborist that plots the trees and indicates whether the trees are proposed for removal, and identifies buildings, roads, and utilities to be installed and their proposed location relative to the existing trees. The Arborist shall review the plan and determine if the trees are acceptable for removal.

MM-6 Prior to the issuance of grading permits, the project applicant, in consultation with the City Arborist, shall agree to a Heritage Tree Replacement Plan to mitigate impacts associated with project tree removal.

Where practicable, post-construction re-vegetation will include re-establishment of native trees in the landscape plan. Replacement trees shall be in accordance with Section 12.56.090 of the City of Sacramento Tree Ordinance. A tree replacement plan shall be submitted to the City Arborist for review and approval.

MM-7 The project applicant shall retain, where feasible, all Heritage Trees as defined by the City of Sacramento. Where possible, the following measures shall be followed to protect trees identified for protection:

- a. For trees within the project area that are designated for preservation, a circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area for each tree;*
- b. Temporary protective fencing (chain link or other solid fencing type) shall be installed at least one foot outside the driplines of the protected trees prior to initiating construction in order to avoid damage to the tree canopies and root systems;*
- c. Final Grading Plans shall show all protected trees, tree numbers, and each tree's protected dripline areas, and shall show the location of the required protective fencing;*
- d. Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work in the area. All pruning shall be in accordance with American National Standards Institute (ANSI) A3000 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines;"*
- e. No signs, ropes, cables (except those which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed;*
- f. No grading (grade cuts or fills) shall be allowed within the driplines of Heritage trees;*
- g. Where soil compaction occurs within the dripline of a Heritage tree, take measures to restore soil condition, aeration, and permeability to water;*
- h. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any Heritage tree;*
- i. No trenching shall be allowed within the dripline of Heritage trees. If it is absolutely necessary to install underground utilities within the dripline of a Heritage tree, the utility line shall be bored or jacked under the supervision of a certified arborist;*
- j. The construction of impervious surfaces within the driplines of Heritage trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per City standard detail shall be installed under the supervision of a certified arborist;*
- k. No sprinkler or irrigation system shall be installed in such a manner that it sprays water or requires trenching within the driplines of Heritage trees. An above ground drip irrigation system is recommended;*
- l. During construction, normal watering frequency shall be maintained around Heritage trees;*
- m. Landscaping beneath Heritage trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species that shall be planted within the driplines of Heritage trees are those that are tolerant of the natural semi-arid environment of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants;*
- n. Weed control chemicals utilized prior to laying of new asphalt shall not be applied where they can leach into the dripline area of any tree;*
- o. Clearing of weeds and debris from the protected dripline area shall be*

- done by hand. Weedeaters shall be used to remove weeds and grasses so that the natural grades within protected dripline area will not be disturbed; and*
- p. *No storage of oil, fuel, concrete mix or any deleterious substance within the dripline of any Heritage tree.*

Question C

Bole & Associates conducted a delineation of waters of the United States during February 2007. For the wetland delineation, both on- and off-site wetland impacts were evaluated relative to the entirety of the project improvements. The evaluation delineated 1.27 acres of potentially jurisdictional wetland habitats within the project site. Verification of the delineation by the U.S. Army Corps of Engineers (ACOE) will be accomplished during the permitting process. The delineation can be used for project planning and impact analysis.

Jurisdictional waters of the United States within the project site consist of drainage ditches and seasonal swales containing a sparse amount of seasonal emergent wetland habitat. Construction of the proposed project and associated improvements would permanently impact the onsite ditches and swales.

Off-site impacts are related to the project's proposed off-site stormwater system improvements. The wetland impact analysis was conducted based on two stormwater design options:

1. Onsite stormwater would be conveyed to an offsite detention basin located east of the project area on the Shehadeh property, adjacent to Rio Linda Boulevard;
2. Onsite stormwater would be conveyed to a detention basin proposed within the project.

Option 1

Option 1 would alter the historic drainage pattern on the Leisure Vistas property by discharging stormwater to a proposed detention basin constructed on the Shehadeh property, located on the eastern side of Rio Linda Boulevard. Currently, irrigation and stormwater within the western half of the project area gravity flows (sheet flow and drainage ditches) to a 48-inch weir located in the SAFCA levee along the extreme southwestern boundary of the project site. When Robla Creek is below flood stage, the weir is open to discharge flows directly into Robla Creek. At flood stage the weirs closes to prevent backflows into the project site. Irrigation and stormwater runoff in the eastern portion of the project site flows (sheet flows only) directly into the roadside ditch along Rio Linda Boulevard. The waters then flow in a northerly direction, cross under Rio Linda Boulevard and then into Robla Creek via a weir located northeast of the project site.

Option 1 would result in impacts to approximately 1.27 acres of delineated wetland habitats within the project site (on-site impacts), and 2.90 acres of delineated wetland habitats on the Shehadeh property (off-site impacts). Fill materials would be deposited in "waters of the United States" for the purpose of constructing roads, building sites, and installation of underground utilities and drainage pipes. Therefore, implementation of the proposed project in conjunction with the Option 1 drainage system would have a ***potentially significant*** impact to federally protected wetlands.

Option 2

Option 2 would alter the historic drainage patterns slightly on the Leisure Vistas property by discharging stormwater to a proposed detention basin within Parcel 1 in the northern portion of the project site. Stormwater would be temporarily held onsite then discharged into Robla Creek through either the existing weir east of Rio Linda Boulevard (“Alternative 1”) or from a pump site and new Robla Creek discharge point constructed onsite (“Alternative 2”). The onsite detention basin could be designed to provide replacement wetland habitat as mitigation for lost functions and values associated with impacts to the onsite drainage ditches and swales.

Option 2 would result in impacts to approximately 1.27 acres of delineated wetland habitats within the project area (onsite impacts), and 0.25 acres of delineated wetland habitats on the Shehadeh property (off-site impacts) (For Alternative 1). Impacts to wetland habitat on the Shehadeh property for this Option would be the result of installation of underground utilities. Fill materials would be deposited in “waters of the United States” for the purpose of constructing roads, building sites, and installation of underground utilities and drainage pipes. Therefore, implementation of the proposed project in conjunction with the Option 2 drainage system would have a **potentially significant** impact to federally protected wetlands.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the impact to wetlands under either drainage scenario to a *less-than-significant* level.

- MM-8 Prior to the issuance of grading permits, the project applicant shall acquire an Individual Permit from the ACOE. Mitigation requirements shall be coordinated with ACOE and the United States Fish and Wildlife Service (USFWS). Elimination of wetland habitats shall be mitigated at a 1 to 1 ratio (1 acre preserved/created for every 1 acre impacted) either through establishment of onsite wetland habitat, or by purchasing offsite credits from an ACOE approved wetland mitigation bank, or a combination of the two methods.*
- MM-9 Prior to the issuance of grading permits, the project applicant shall acquire a Water Quality Certification (Section 401 Permit) from the Regional Water Quality Control Board.*
- MM-10 Prior to the issuance of grading permits, the project applicant shall acquire from CDFG a Section 1602 Streambed Alteration Permit for impacts to the roadside ditch along Rio Linda Boulevard, and, if Alternative 2 of Option 2 is selected, for impacts associated with the new Robla Creek discharge point..*

Findings

With the implementation of the mitigation measures assigned above, the proposed project would result in a **less-than-significant** impact to biological resources.

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

Environmental Setting

The project site is currently vacant land, and is not connected to electricity or natural gas. Existing development to the south and east is provide electricity by the Sacramento Municipal Utility District (SMUD), and natural gas is provided by the Pacific Gas & Electric Company (PG&E). The proposed project would connect to the adjacent existing infrastructure.

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 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

Question A, C

The proposed project is anticipated to include 835 residential units and 2.8 acres of commercial uses, which would generate a demand for gas and electricity. The SMUD is the local electricity supplier and PG&E supplies natural gas within Sacramento. Although the proposed project would result in increased demand for gas and electricity, the suppliers have not indicated that there would be any difficulty in supplying gas and electric service.

Gas and electricity lines currently exist adjacent to the project site. The applicant would be required to construct the necessary connections to tie-into the existing gas and electric infrastructure. Upon construction of the appropriate connections, PG&E and SMUD would be able to serve the project site, resulting in a **less-than-significant** impact.

Mitigation Measure(s)

Mitigation is not required.

Question B

Development of the proposed project would occur in a location that is adjacent to electricity and gas service. The proposed project would increase electricity and natural gas consumption, but not to a level that would be considered substantial in relation to regional or statewide energy supplies.

The project would be subject to the standards of Title 24, California's Energy Efficiency Standards. Title 24 measures consist of developing an energy budget for structures and designing the structures to use no more energy than what is budgeted. Improved site planning and building design as well as energy conservation measures, as outlined in Title 24 would minimize the potential for wasteful, inefficient, or unnecessary consumption of energy. The project would be subject to the minimum energy conservation requirements of Title 24 of the California Code of Regulations, which are applicable to all building construction. Therefore, the project would result in a ***less-than-significant*** impact concerning inefficient or wasteful use on non-renewable resources.

Mitigation Measure(s)

Mitigation is not required.

Findings

The proposed project would result in ***less-than-significant*** impacts to energy and mineral resources.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact
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9. HAZARDS AND HAZARDOUS MATERIALS.

Would the proposal involve:

A. A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?	■	■	X
B. Possible interference with an emergency evacuation plan?	■	■	X
C. The creation of any health hazard or potential health hazard?	■	■	X
D. Exposure of people to existing sources of potential health hazards?	■	■	X
E. Increased fire hazards in areas with flammable brush, grass, or trees?	■	■	X

Environmental Setting

The evaluation of hazards and hazardous materials is based on the Phase 1 Environmental Liability Site Assessment conducted by Marcus H. Bole and Associates. The project site is located in the Robla community in the North Sacramento Community Plan area. The property has been planted to permanent pasture and has been used for intensive cattle grazing for several decades. Between the southern base of the levee and the irrigated pasture, a ditch connects several small inundated areas. The center of the site contains a large disturbed area consisting of bare soil; part of this area is fenced and used as a corral. Access to the site is provided by dirt roads. Residential uses exist to the south and southeast, and open space exists to the north and east. The project site does not have a history of any permanent development.

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.

Answers to Checklist Questions

Question A, C

The current entitlements would result in residential and commercial uses being allowable on the project site. However, a site plan has not been submitted at this time for development on the residential and commercial parcels of the project. At this time it is anticipated that a senior condominium project would be developed on Parcel 2 of the project, and commercial development or a temporary detention basin would be developed on Parcel 1. Senior housing would not involve the routine transport, use, or disposal of hazardous materials on- or off-site. As of the date of this writing, commercial tenants have not been identified; therefore, storage or use of toxics or chemicals in association with office/retail development is unknown. Although some commercial uses involve hazardous material activities, these uses would be subject to laws governing the transport, use and disposal of hazardous materials. Should toxic or flammable materials be used or stored on the site, a disclosure statement must be filed with the Sacramento City Fire Department, which includes a list of those materials, the maximum amounts anticipated, how and where these materials are stored, and uses. The Fire Department then prepares an emergency plan that contains this information.

The project site does not contain any existing structures, or potential sources of hazardous materials. The Sacramento Metropolitan Utility District (SMUD) is responsible for the maintenance and operation of transformers that service the project site. According to SMUD's records, the PCB content of their transformers serving the subject property is less than the regulatory limits. Therefore, development of the site would not be expected to lead to the emission of hazardous materials. As a result, impacts from the routine transport, use, emission, or disposal of hazardous materials would be ***less-than-significant***.

Mitigation Measure(s)

Mitigation is not required.

Question B

Project plans would be reviewed by the City of Sacramento to ensure compliance with applicable safety standards. In addition, the proposed project would have a less-than-significant impact on traffic. Therefore, development of the project site would not impair implementation of, or physically interfere with, an emergency response plan or emergency evacuation plan. Therefore, a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

Mitigation is not required.

Question D

Marcus H. Bole & Associates conducted a Phase 1 Site Assessment⁵ for the project site. Based on their evaluation, the site is not listed as a hazardous materials site pursuant to Government Code Section 65962.5. Development of the project would include only minor grading and soil disturbance. Therefore, the proposed project would have a ***less-than-significant*** impact on the public or the environment.

⁵ Phase 1 Environmental Liability Site Assessment, APNs 226-0061-020 & -028, Leisure Vistas Project, Rio Linda, Sacramento County, CA 95838, Marcus H. Bole & Associates, February 12, 2007.

Mitigation Measure(s)
Mitigation is not required.

Question E

The project site is located within an urbanizing area where the possibility of wild land fires would be considered unlikely due to the lack of vegetation associated with urbanized areas. Therefore, a ***less-than-significant*** impact related to wildland fires would occur.

Mitigation Measure(s)
Mitigation is not required.

Findings

The proposed project would result in ***less-than-significant*** impacts from hazards and hazardous materials.

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

Environmental Setting

External noise sources that may impact the site include: 1) traffic on Rio Linda Boulevard, Marysville Boulevard, and Claire Avenue; 2) aircraft accessing McClellan Air Force Base; and 3) noise from adjacent land uses.

Rio Linda Boulevard between Sully Street and Claire Avenue has existing traffic noise levels that exceed the City's land use compatibility guidelines. Residential land uses located along this roadway segments are exposed to traffic noise in excess of 60dB-Ldn. Noise from aircraft accessing McClellan AFB exceeds the City's standard of 65 dB-Ldn in the project area as well.

Noise generated by the proposed project would be expected to resonate from associated construction and operational related activities. As specified in Section 66.201 of the City of Sacramento Noise Ordinance, 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.

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 would 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;
- Residential interior noise levels of 45 L_{dn} or greater caused by noise level increases due to the project;
- Construction noise levels not in compliance with the City of Sacramento Noise Ordinance; or
- 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 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.

Answers to Checklist Questions

Questions A

Short-Term

Construction-related noise, which includes the use of heavy equipment, could create temporary, adverse effects. Residents in the project site vicinity may experience temporary increases in the ambient noise levels during construction activities. Although these noise levels have not been specifically monitored, the increased noise during construction could exceed the City's established noise thresholds. In addition, the Hansen Lakes EIR identified significant impacts associated with exposure of existing land uses to construction noise. However, Section 66.201 of the City of Sacramento Noise Ordinance exempts construction activities from noise standards provided they occur during daytime working hours. The project construction would be anticipated to occur during normal working hours. Therefore, the construction noise impact would be considered ***less-than-significant***.

Mitigation Measure(s)

Although the impacts associated with construction noise are considered less-than-significant, the following mitigation measure from the Hansen Lakes EIR would further reduce impacts.

MM-11 Construction activities shall be scheduled to have the least impact on noise sensitive receptors in the area. Construction activity shall be scheduled to occur during the least noise sensitive hours, between 7:00 A.M. and 6:00 P.M. on weekdays and Saturdays, and 9:00 a.m. and 6:00 p.m. on Sundays, as set forth in the City's Noise Ordinance. Allowable hours for construction activities shall be noted on the Construction Plans for the project.

Long Term

The City of Sacramento General Plan Noise Element establishes exterior noise level criteria for various land uses. The standards are intended to provide an acceptable noise environment for outdoor activities and a suitable environment for indoor communication and sleep. The standard for office and commercial buildings specify that 65 dB is normally acceptable and 65 to 80 dB is conditionally acceptable.

Dave Buehler of Jones & Stokes Associates prepared a Noise Report for the Hansen Lakes EIR (1995), which was a project previously proposed for the current site. Although the Hansen Lakes project would have had approximately 227 more acres than the proposed project, the noise levels impacting the Leisure Vistas project are assumed to be relatively similar to those generated by the proposed project because the proposed project is located within the original Hansen Lakes project site area. Related impacts identified in the Hansen Lakes EIR include exposure of sensitive land uses on the project to noise from aircraft accessing McClellan Air Force Base and exposure of noise-sensitive land uses on and off the project to increased traffic noise resulting from the project (existing and cumulative). These impacts were mitigated to a level of less-than-significant.

Although the City does not specify an acceptable interior sound level for commercial/business uses, a maximum interior sound level of 55 dBA should provide “moderately fair” listening conditions suitable for uses such as open-plan offices, lobbies, drafting and engineering rooms, and laboratory work spaces. The maximum exterior sound level of 65 dBA is identified by the SGPU EIR. The proposed commercial and residential parcels (Parcel 1 and 2, respectively) are located adjacent to a roadway segment that has been identified as exceeding the thresholds of significance for noise. The 1995 Hansen Lakes EIR indicated that the cumulative traffic noise level on Rio Linda Boulevard between Sully Street and Claire Avenue, east of the project area, is at 63 Ldn. Future conditions at this segment were projected at 65 Ldn. It should be noted that the Tentative Parcel Map situates commercial and residential uses near this roadway segment. The noise-sensitive activities for the commercial parcel include indoor communication. Building shells generally reduce exterior noise levels by 20-30 dB. Therefore, standard building construction would reduce the project’s interior noise levels at the commercial uses to allow normal communication.

The SGPU EIR identifies existing noise conditions of 66 Ldn and General Plan buildout conditions of 67 Ldn at 75 feet from the centerline of Rio Linda Boulevard. Because the senior housing facility would be within 75 feet of Rio Linda Boulevard, the noise levels at the housing facilities are expected to exceed the threshold of significance.

The development of the site would also generate new vehicle trips on the local street network. The SGPLU indicates that “increases of 4 or 5 dB are considered significant adverse impacts if the resulting total noise level would exceed that considered ‘normally acceptable’ for a land use category” (p. AA-48). The 1995 Hansen Lakes EIR found that additional trips generated by the Hansen Lakes project would result in significant noise level increases from 1 to 3 dB in the vicinity of the site (p. 6.4-17). Under the proposed Leisure Vistas project, the resulting noise environment would be decreased because the original Hansen Lakes EIR anticipated that the Leisure Vistas project would include development of 58.26 acres; rather than the current total of 34 acres. Therefore, although the proposed project would result in noise impacts beyond the threshold of significance because these roadways currently experience a noise environment above 60 dB Ldn, increases of 4 or 5 dB or beyond are not expected.

Therefore, the project would result in a **potentially significant** impact to noise at the proposed residential areas.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce any potential impacts to a *less-than-significant* level.

MM-12 In conjunction with the submittal of a site plan for residential development on Parcel 2, the applicant shall submit an acoustical assessment for review and approval of the City of Sacramento. The acoustical assessment shall demonstrate that exterior and interior spaces of the proposed residential areas of the project would not be subjected to noise levels in excess of the standards set forth in the Sacramento General Plan Noise Element. The acoustical assessment shall include measures that would ensure that acceptable noise levels are achieved for the residential areas. These may include incorporation of appropriate rated windows, air conditioning, buffer areas, etc.

Question B

According to a recent map adopted by the Airport Land Use Commission, the project site would be exposed to aircraft noise in the range of about 70 to 75 db-Ldn. This noise level is well in excess of

the City's standards of 65 dB-Ldn for new residential land uses exposed to noise from McClellan AFB. The City also identifies a maximum instantaneous aircraft sound level of 50 dBA or less for bedrooms and 55 dBA or less for other habitable rooms. Assuming normal exterior to interior noise reduction of 20dB, these limits imply maximum instantaneous exterior sound levels of 70 and 75 dBa, respectively. Maximum instantaneous sound levels cannot be directly determined from the Ldn contour map. However, noise data on a typical military aircraft such as a KC-135 jet tanker indicates that maximum sound levels in excess of 90 dBA and possibly 100 dBA may occur depending on a number of factors including aircraft speed, slant distance and engine thrust. These data indicate that individual aircraft flyovers could easily exceed the City's interior standards of 50 and 55 dBA. In addition, the Hansen Lakes EIR found significant and unavoidable impacts associated with exterior noise levels which would "remain substantially in excess of the City's exterior standard of 65 dB-Ldn" (p. 6.4-13) because of aircraft noise from McClellan AFB. This impact is considered substantial because new residences would be exposed to aircraft noise in excess of the City's standards. Because the project site would be exposed to aircraft noise beyond the acceptable levels established by the SGPU, the impact would be considered ***potentially significant***.

Mitigation Measure(s)

At the time of this writing, building plans were not available. When building plans are submitted, the following mitigation measures, which would reduce interior noise impacts to a *less-than-significant* level, shall apply.

MM-13 The project applicant shall retain a qualified acoustical consultant to determine necessary noise insulation design features needed to reduce interior sound levels from aircraft flyovers to 45 dB-Ldn and instantaneous maximum sound levels to 50 and 55 dBA respectively for bedrooms and other habitable rooms when elevations and building plans are being developed. If meeting these limits requires windows to be closed, a fresh air supply system shall be required. The following list of potential treatments may be incorporated into the building design to increase exterior to interior noise reduction:

- *Minimize the extent of windows, glass sliding doors, vents, and other openings in building shell walls;*
- *Install extra wall and ceiling insulation, additional wallboard material, and acoustical caulking when a substantial improvement in building shell sound transmission loss can be achieved;*
- *Use acoustically rated glazing for windows and sliding doors; and,*
- *Install airtight seals between windows or door frames and exterior walls.*

Additionally, the acoustical consultant shall prepare a report that provides the following:

- *Information proving that residential structures have been designed to State limits for building type;*
- *Information on the topographical relationship of noise sources and the structure;*
- *Identification of noise sources and their characteristics;*
- *Predicted noise spectra at the exterior of the proposed structure considering present and future land uses;*
- *Basis for the prediction (measured or obtained from published data);*
- *Noise attenuation measures to be applied;*

- *Analysis of the noise insulation effectiveness of the proposed construction showing that the prescribed interior noise level requirements are met; and,*
- *Analysis of noise barriers' effectiveness, showing that the prescribed exterior noise levels are met.*

Findings

The proposed project, with the included mitigation measures, would result in ***less-than-significant*** impacts related to noise.

Issues	Potentially Significant Impact	Potentially Significant 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?	■	■	X
B. Police protection?	■	■	X
C. Schools?	■	■	X
D. Maintenance of public facilities, including road?	■	■	X

Environmental Setting

The project site is located within the North Sacramento Community area of the City of Sacramento. The City of Sacramento provides fire, police, and parks and recreation services in the general vicinity of the project area. The area is served by the Robla School District.

The project site is located in Patrol Sector 4 of the Sacramento City Police Department, an area that encompasses land north of the Sacramento and American Rivers. This sector is further divided into five individual patrol districts, each serviced by one patrol unit. The project site is located in Patrol District 45. Additional beat officers, traffic officers, and specialized police units may be available in Sector 4 depending on crime problems and available services.

The Sacramento City Fire Department would serve the project site. Fire station No. 17, which would respond to fires at the proposed Leisure Vistas project site, is an engine station to which four firefighters are assigned each shift. No. 17 is located at the corner of Bell Avenue and Marysville Boulevard. In 1990, the average citywide response time for fire engines to sites was 4.3 minutes, with average response times for fire trucks being 5 minutes (City of Sacramento, Fire Department). The average response time to the site would be in accordance with the citywide response time. The basic initial response to any fire emergency occurring on the project site would consist of one engine and a water wagon.

Schools

The Robla School District (RSD) is the primary provider of school services within the City. RSD operates six schools throughout within the community. Nearby schools include Oak Grove School and Robla Elementary, approximately .3 miles southeast of the project site.

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, or public parks.

Answers to Checklist Questions

Question A

The Sacramento City Fire Department (SCFD) provides fire protection and emergency medical services to the project site. The SCFD has equipment designed to fight fires in multi-story buildings, including a 150-foot aerial ladder used for high rises. Buildings taller than 150 feet are required to construct rooftop helicopter pads so that emergency equipment can be flown in to reach stories above that height. Buildings taller than 75 feet must conform to the State of California High-Rise Code regarding such items as sprinkler systems. The Uniform Fire Code (UFC) provides many of the standard fire safety requirements for all proposed developments. In addition, the SCFD participates in the project review process by examining project designs and recommending design features or other measures to reduce the potential for fire safety problems.

The SCFD facility located nearest to the project site is Station 17, which is located on the corner of Bell Avenue and Marysville Boulevard. The proposed residential building height of up to 45 feet and the proposed commercial building height of up to 35 feet would not exceed the capabilities of the SCFD apparatus (such as aerial ladders) or require provision of special features (such as helicopter pads) for fire fighting.

The project applicant would be required to pay fair share fees for fire services. Additionally, the location of the project would be consistent with established service areas in the Sacramento General Plan, and the project is generally consistent with the General Plan land use designations for the site. Therefore, the proposed project would have a ***less-than-significant*** impact.

Mitigation Measure(s)

Mitigation is not required.

Question B

As with the SCFD, the Sacramento Police Department (SPD) participates in the project review process by examining proposed project design and recommending design features or other measures to reduce the potential for crime problems. According to the SPD, incorporation of safety design features (such as lighting, landscaping, visibility of parking and other common areas, and fencing where appropriate) can reduce crime.

The development of additional residential and commercial units, as well as park space within the City of Sacramento would require additional police protection services. However, the project applicant would be required to pay fair share fees for police services. Additionally, the location of the project would be generally consistent with established service areas in the Sacramento General Plan, and the project is consistent with the General Plan land use designation for the site. Therefore, the proposed project would have a ***less-than-significant*** impact.

Mitigation Measure(s)

Mitigation is not required.

Question C

The proposed project is within the Robla School District (RSD). Residential development contributes directly to increased school enrollments whereas non-residential employment-generating development only contributes indirectly to increased enrollments, to the extent that new employees

also are usually new residents in the RSD. The proposed senior residential facilities would not be expected to substantially increase the population of school-age children in the area due to the age of the residents and the nature of housing facilities, which include assisted living services. However, the project applicants would be required per SB 50 and AB 16 to pay school impact fees. In addition, the payment of SB 50 impact fees is full mitigation for school facilities. However, levels of applicant fee contribution are determined by the State Allocation Board and increase annually.

The applicant's compliance with SB 50 and AB 16 would ensure that project impacts to existing District facilities are ***less-than-significant***.

Mitigation Measure(s)

Mitigation is not required.

Question D

The proposed construction of residential and commercial housing would directly result in the addition of permanent residents to the area; therefore, the demand for park services would increase. Subdivision Ordinance (16.64.130) requires dedication of parkland, or fees in lieu of parkland dedication, for residential subdivisions. Using the City of Sacramento standard for acquiring park and recreation areas under provisions of the State Quimby Act, five acres of developed recreation land is required per every 1,000 residents. Applying a standard of 2.78 residents per dwelling unit for Single-Family Residential (The City of Sacramento Zoning Ordinance 16.64.030 states that "When a rezoning application accompanies the tentative map, density shall be calculated according to the highest density of the zoning designation applied for"), the development of the proposed project would directly result in a population increase of up to 2,255 residents from the 835 proposed multi-family and single-family dwelling units (p. E-19). The Leisure Vistas project would thus require approximately 11.28 acres of dedicated park land; however, the proposed project would dedicate 5.48 net acres to park use. As a result, the service ratio of park needs would increase and additional recreational facilities of 5.8 acres would be required. The remainder would be made up by paying in-lieu fees pursuant to City Code 16.64. Therefore, the proposed project would result in ***less-than-significant*** impacts to park services.

Mitigation Measure(s)

Mitigation is not required.

Findings

The proposed project, with the included mitigation measures, would result in ***less-than-significant*** impacts to public services.

Issues	Potentially Significant Impact	Potentially Significant 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?	■	■	X
B. Local or regional water supplies?	■	■	X
C. Local or regional water treatment or distribution facilities?	■	■	X
D. Sewer or septic tanks?	■	■	X
E. Storm water drainage?	■	■	X
F. Solid waste disposal?	■	■	X
G. Comply with federal, state, and local statutes and regulations related to solid waste?	■	■	X

Environmental Setting

The project site is located on undeveloped land in the Robla community of the North Sacramento Planning Area. The site has not been graded, nor does utility infrastructure exist. Utilities would be available for site development, however. Water service would be provided by the City of Sacramento. Wastewater service would be provided by the City of Sacramento and the Sacramento Regional County Sanitation District (SRCSD). Each project site within the City is responsible for local drainage and would tap into the local street drainage system. The City assumes responsibility for solid waste removal and disposal. The Sacramento General Plan EIR indicates that the City landfills have sufficient capacity for full buildout.

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

Questions A

The proposed project would consist of single-story residential and commercial buildings. The

proposed project would not include any elements that would interfere with microwave, radar, or radio transmissions. Therefore, the proposed project would have a *less-than-significant* impact on communication systems.

Question B, C

The City of Sacramento provides water service to areas within the City limits, including the North Sacramento Community, from both surface and groundwater sources. The City has adequate water rights to supply the proposed project and planned cumulative development. The City of Sacramento operates two water diversion, filtration, and treatment plants: the Fairbairn Water Treatment Plant on the American River and the Sacramento River Water Treatment Plant. The treatment capacity of the Fairbairn Plant is 80 million gallons per day (mgd) and the capacity of the Sacramento River Plant is 110 mgd. The water treatment plants jointly serve the interconnected distribution systems; therefore, one plant is not dedicated to serving a particular area of the City. The City is currently expanding treatment plant capacity by 130 mgd.

The City of Sacramento currently has water rights of 192,000 acre-feet per year (AFY) from the Sacramento and American Rivers. The City's water rights peak at 326,800 from the Sacramento and American Rivers for the year 2030 and subsequent years. The fiscal year 2000/01 total Citywide surface water demand was 137,750 AFY, with an average daily demand of approximately 120 mgd. Average maximum daily demand is 216 mgd. With average water demand of 137,750 AFY, the City has an excess supply of 54,250 AFY per year of water.

During review of the development plans for the project, the City's Department of Utilities requires the application to provide average day water system demands, fire flow demands, and the proposed points of connection of the project to the existing water distribution system. A water distribution system designed and constructed to City Standards (13.4 Design and Procedures Manual) is required.

Senate Bill 610 (SB 610), enacted in 2001, requires substantial evidence of adequate water supply for large-scale projects. Senate Bill 610 expands the requirement for public water systems to prepare water supply assessments for all large-scale projects. Such projects include:

- Residential developments over 500 units, or other uses demanding water equivalent to 500 development units or more;
- Shopping center or business with over 1,000 employees or 500,000 square feet;
- Commercial office with over 1,000 employees or 250,000 square feet;
- Hotel or motel with over 500 rooms;
- Industrial use or park with over 1,000 employees, 40 acres, or 650,000 square feet; or
- Mixed-use project with one or more uses described above.

The bill requires more information about water supply contracts, capital outlay programs, permits, and regulatory approvals to be included in water supply assessments. SB 610 also increases the time for public water systems to approve their water supply assessments from 30 days to 90 days. If the City or County cannot identify a public water system to provide the water supply assessment, SB 610 requires the State Department of Water Resources to prepare the assessment.

The City of Sacramento provides water service from a combination of surface and groundwater sources (General Plan, page 7-2). The City has the rights to enough quality surface water to supply all planned growth within the city limits until buildout. However, evidence affirms that groundwater supplies in the Sacramento area are being depleted, often resulting in a lowering of quality.

Conversely, surface water is not being fully utilized. The City of Sacramento has surface water entitlements that exceed its current needs and possibly its future requirements (General Plan, page 7-3). In addition, the Hansen Lakes EIR found that adequate water supply existed. Because the Leisure Vistas project consists of less intense uses than the Hansen Lakes project, the Leisure Vistas project would contain adequate water supply. Although the proposed project involves the construction of a senior residential community with approximately 836 units and a commercial development of approximately 2.8 acres, the Leisure Vistas project would consist of fewer residential units than the Hansen Lakes project and therefore would generate less intense demand for water. In addition, payment by the applicant/developer for up front costs of extending laterals from the City's main line, as well as costs for fire hydrants along the streets bordering the property would further reduce adverse effects on water supply. Therefore, the proposed project would result in a *less-than-significant* impact.

Mitigation Measure(s)

Mitigation is not required.

Question D

The City of Sacramento and SRCSD provide sewer service to the North Sacramento area and deliver wastewater to the Sacramento Regional Wastewater Treatment Plant (SRWTP). The SRWTP has an existing treatment capacity of approximately 185 million gallons per day (mgd) of average dry-weather flow and 400 mgd of peak wet-weather flow. This recently expanded capacity is anticipated to serve a projected year 2010 service area population of approximately 1.3 million people.

The service policy of SRCSD and the City is to provide sewer service to urban uses that require public utility services as identified in the SGPU. To meet this policy, the County charges fees for the SRCSD. Fees for sewer service are based upon the anticipated amount and concentration of sewage contribution to the treatment plant. For connection to the SRCSD sewer system, a one-time Capital Investment Equalization fee is levied. The amount of this fee increases annually. Monthly service charges are also levied by the City to address operations and maintenance of the collection systems.

Developers are responsible for construction of all development-related and street lateral sewer lines in project areas where infrastructure already exists. If infrastructure does not exist, the developer is responsible for constructing connection lines to the nearest existing trunk or interceptor line.

The Leisure Vistas project area does not have on-site collection or conveyance facilities. Existing City of Sacramento facilities are immediately adjacent off-site to the south, with a 6-inch lateral in Rio Linda Boulevard, an 8-inch lateral system within Claire Avenue, and a 10-inch connection to the Dry Creek interceptor. Due to capacity constraints within this system, use of this system would be limited and may need to be increased in size. A new on-site collection system would be necessary as a requisite to any development within the project area. Immediately adjacent to the project site, along the eastern side of Rio Linda Boulevard, is an existing 42-inch sewer trunk system. This trunk sewer, referred to as the Dry Creek interceptor, is part of the SRCSD system. Although this project area was not considered in the original design of the Dry Creek interceptor, sufficient capacity exists to permit development of this project area. The project site would need to be annexed to the SRCSD service area; then, authorizations would have to be secured to discharge water flows from the project site into their system.

The Hansen Lakes Initial Study found impacts associated with utilities to be less-than-significant.

Although the SRCSD system presumably has the capacity to handle any new construction that occurs as a result of build-out of the General Plan and the proposed project is consistent with the type of development anticipated for the project site in the General Plan and the North Sacramento Community Plan, the proposed project would be required to contribute to additional wastewater infrastructure and pay its fair share towards the development of wastewater infrastructure. Therefore, a ***less-than-significant*** impact would result.

Mitigation Measure(s)

Mitigation is not required.

Questions E

As discussed in detail in Questions “A, D, E” of Section 4 above, following completion of project construction activities, the proposed project would be expected to result in a similar total area of impervious surfaces as the currently approved land uses. In addition, the project site would limit peak discharges in to Robla Creek through the use of the water quality detention basin per SAFCA standards. According to the project engineer, under both Option 1 and 2, the receiving water channel, Robla Creek, would have adequate capacity to accommodate the proposed project’s drainage. Therefore, the proposed project would have a ***less-than-significant*** impact related to stormwater drainage. It should be noted that potential off-site environmental impacts (e.g., biological and cultural resource impacts) associated with the construction of the project’s stormwater system are addressed elsewhere in this Initial Study (see Section 7, *Biological Resources*, and Section 14, *Cultural Resources*).

Mitigation Measure(s)

Mitigation is not required.

Questions F

Chapter 3 Section 4 of the City of Sacramento Zoning Ordinance addresses recycling and solid waste disposal requirements for new and existing developments. Per Chapter 3 Section 4, the applicant is required to submit a recycling plan when plans are submitted to the Building Department.

The recycling program would be required to include a flow chart depicting the routing of recycling materials, a site plan specifying the location and design components and storage locations associated with recycling efforts, a construction plan to specify the recyclable materials being used in the construction of the proposed structure, and an educational program pertaining to recycling. Because this project is subject to Chapter 3 Section 4 of the Zoning Ordinance regarding recyclable materials, the proposed project is not anticipated to result in significant impact to solid waste disposal.

The proposed project is consistent with the intended residential, commercial, and park development for the site and would have minimal adverse affects regarding solid waste. In addition, the proposed project is smaller in scope than the project previously proposed and approved for the project site (which included more residential area), and would therefore result in less production of solid waste. Furthermore, the proposed project would not interfere with solid waste disposal, and would result in a ***less-than-significant*** impact.

Mitigation Measure(s)
Mitigation is not required.

Findings

The proposed project, with the included mitigation measures, would result in *less-than-significant* impacts to utilities and service systems.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact
13. AESTHETICS, LIGHT AND GLARE			
<i>Would the proposal:</i>			
A. Affect a scenic vista or adopted view corridor?	■	■	X
B. Have a demonstrable negative aesthetic effect?	■	■	X
C. Create light or glare?	■	■	X

Environmental Setting

The project site setting consists of approximately 33.47 acres of vacant land. The site is bordered on the east by Rio Linda Boulevard and on the south by Claire Avenue. Robla Creek and a newly re-constructed levee form the north and west borders of the property. Existing visual characteristics adjacent to the project site include open space used for grazing to the north, open space to the east and west, and scattered large lot residential homesites to the south and east. Robla Elementary School is located southeast of the project site, near the intersection of Claire Avenue and Rio Linda Boulevard. The major arterial that would serve the project site is Rio Linda Boulevard, and the nearest major freeway is Interstate 80.

The development area consists primarily of irrigated pastures that have been used for cattle grazing for several decades. A small stockyard is located in the central portion of the area. A drainage ditch parallels the toe of the SAFCA levee along the western border of the development area.

Standards of Significance

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

- Visual impacts would include obstruction of a significant view or view shed or the introduction of a facade that lacks interest and compatibility that would be visible from a public gathering or viewing area; or
- 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.

Answers to Checklist Questions

Question A, B

Beyond the current function as open space, the project site does not contain aesthetic features as outlined in the SGPU EIR (pp. S-1 – S-3). Additionally, the Hansen Lakes Initial Study found that the Hansen Lakes project would result in less-than-significant impacts regarding the obstruction of any scenic view open to the public or the creation of an aesthetically offensive site open to public view.

The proposed project consists of a mixed-use development with a 5.48-acre park parcel, 2.79-acre neighborhood commercial site, and a 835-unit retirement community on 22.57 acres. The established PUD Guidelines are intended to act as a supplement to existing City ordinances and

shall prevail when more restrictive than the City ordinances. The PUD Guidelines state that in Zone R-3, the height limit for buildings should be 25 feet for cottages, 35 feet for courtyard units, 45 feet for assisted living units, 35 feet for the community building; in Zone C-2, the commercial building should be a maximum of 35 feet. Height limits are consistent with those in the Zoning Ordinance, which are designed to ensure maintenance of open space and prevent over-shading of adjacent properties, to prevent new buildings from disrupting the prevailing character of existing buildings, and to prevent views from being impeded.

A stand of trees composed of California walnut, valley oak, and Oregon ash border Rio Linda Boulevard. Large native valley oaks and willows occur along Robla Creek, but not within the development area. Furthermore, rock outcroppings do not exist on the project site, and the project site is not located near a State Scenic Highway. Native grasses cover the project site. According to the Statement of Intent submitted by Capitol Eagle Investors, the multi-story senior housing structures have been located as close to the re-constructed levee as possible, in part to minimize their impact on the smaller-scale residences to the south, and in part to maximize the potential for view from those units. Single-story cottages, open space, and recreation elements within the project will act as additional visual buffers to homes in the south. Additionally, the project would follow PUD Guidelines, which have specific building and community design guidelines, as well as sign regulations. Because the project design would be compatible with the existing visual characteristics of the vicinity, and the project site has been anticipated for development in the General Plan and the Hansen Lakes DEIR, the project would result in a ***less-than-significant*** impact.

Mitigation Measure(s)

Mitigation is not required.

Question C

The residential areas located south and southeast of the project site would be sensitive receptors of additional light and glare resulting from the proposed project. While Claire Avenue separates the project site from the residential site to the south, such a division does not exist between the proposed project and residences to the southeast, which are situated north of Claire Avenue. However, the proposed design has located the multi-story housing structures close to the levee, and as far from the existing residences as possible while maintaining the essential design elements. In addition, the project lighting would be directed away from the nearby residential area and would be properly shaded to eliminate glare on existing and future land uses and roadways. The PUD Guidelines associated with the proposed project provide regulations for the design of lighting intended to protect pedestrians, motorists, site occupants, adjacent uses, and the general public. In addition, the Hansen Lakes Initial Study found that significant light and glare impacts would occur if the proposed project cast light onto oncoming traffic or residential lands, but that these impacts could be mitigated to a less-than-significant level with implementation of Section 6 of the City's Comprehensive Zoning Ordinance. Therefore, compliance with the Zoning Ordinance standards for lighting as well as the PUD Guidelines would ensure that the proposed project would result in ***less-than-significant*** light and glare impacts upon sensitive receptors within the project vicinity.

Mitigation Measure(s)

Mitigation is not required.

Findings

The proposed project would result in ***less-than-significant*** impacts to aesthetics.

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

Environmental Setting

The project site is located in the Robla community in the North Sacramento Community Plan area and is bounded on the east by Rio Linda Boulevard and on the south by Claire Avenue. The project site is identified as a Primary Impact Area for cultural resources by the SGPU EIR (p. V-5).

The physical environment of the project site has been greatly altered by humans over the past 150 years. Specifically, the urbanization of the City of Sacramento has greatly altered the pre-1850 environment. On a larger scale, the deposition of deep alluvial soils over the past 10,000 years has buried any early archaeological resources.

Pre-History/Ethnography

At the time of the earliest European contact with Spanish explorers and missionaries, the Sacramento area lay within the territory of the Nisenan tribe, also known as the Southern Maidu. The Nisenan inhabited villages on the banks of the American and Sacramento Rivers and major tributaries, and subsisted on staple foods including freshwater clams, acorns, salmon, deer, and elk. Nisenan villages recorded in the Sacramento area in the early historic period include the Pususne, Sekumni, Kadema, Momol, Sama, and Yalisumni. Settlements were concentrated along waterways on old river terraces or on isolated elevated points of land. Little data is available for Valley Nisenan structures, but the structural characteristics of the Hill Nisenan were probably similar. The largest structure built by the Nisenan would have been the dance house, occurring in major villages. The sweat house, similar to today's saunas, also served as one of the traditional structures.

Archaeological sites, features, or artifacts that could remain from prehistoric activity include village sites, structures, middens, mortars and pestles, arrowheads, grinding stones, knives, pipes, and a variety of hand implements. A large number of material goods produced by the Nisenan were related to food procurement or processing.

History of the Site

The project site lies on the lands of the historic Rancho del Paso, a Mexican land grant named after El Paso de los Americanos, a fork in the American River. The Rancho del Paso consisted of 44,000 acres granted to Eliab Grimes on December 18, 1844. John Sinclair, a Scotsman who had settled on the rancho as early as 1841, built his house on the right bank of the American River. For a time this house was the first dwelling reached by the overland emigrant trains after crossing the Sierra Nevada. After 1862, the lands were used for pasturing sheep, cattle, and horses, while crops of grain, hay, and hops were grown on the bottom lands along the American River. In addition, one of the owners, James B. Haggin, began breeding thoroughbreds on his land and established a nationwide reputation with his racehorses, with one of his horses, Ben Ali, winning the Kentucky Derby in 1886. In 1909 Haggin sold the Rancho del Paso to the United States Farm Land Company, which in turn sold portions to various buyers.

Historic resources that could remain from historic activity include artifacts, records, districts, sites, buildings, structures, properties, trails, or landscapes that have historic importance to the community.

Standards of Significance

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

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

Answers to Checklist Questions

Questions A-D

The 1995 Hansen Lakes EIR requested a records search from the North Central Information Center of the California Archaeological Inventory to determine if the project area had been surveyed for cultural resources in the past and if any cultural resources had been recorded. The closest recorded cultural resources were located approximately 1½ miles to the east and west of the Hansen Lakes area.

Raney Planning & Management conducted an electronic survey of the California State Historical Landmarks and National Register of Historic Places; neither site showed the project site to be located in a region of historical or cultural significance.

Per Raney Planning & Management's request, the North Central Information Center performed a records search of the project area on October 1, 2004. Their search was conducted by reviewing the State of California Office of Historic Preservation records, base maps, historic maps, and literature for Sacramento County on file with their office. Their examination of the above materials revealed that the proposed project "contains no recorded Native American but one historic-period archaeological resource" (Record Search Results for Leisure Vistas Project, p. 1). The historic resource is the Robla Creek levee which was constructed by the U.S. Army Corps of Engineers between 1954 and 1955. The Robla Creek levee was an integral part of the same project during which the levee on the east side of the Natomas East Main Drainage Canal was built. The American

River Flood Control District maintains the levee as well as the graveled levee road. According to the stormwater system information provided for the project by the project engineer, Claybar Engineering, although the Leisure Vistas project is adjacent to the levee, improvements would not be made to the existing levee. Therefore, substantial adverse impacts are not expected to occur in relation to the historical Robla Creek levee.

Native American archaeological sites in the project portion of Sacramento County tend to be situated in the low, natural rises along streams and rivers or near side drainages of major rivers. The project area is situated in the Central Valley within the Dry Creek drainage of the American River Basin. Given the environmental setting, "there is a low potential for Native American sites in the project area" (North Central Information Center, p. 1). The project site has the potential to contain buried prehistoric and/or historic artifacts that are unknown to date, and the site is listed in SGPU EIR as a Primary Impact Area for cultural resources. Additionally, the Hansen Lakes EIR identified significant impacts in the areas of unknown prehistoric and historic resources that could be unearthed, damaged, and/or destroyed during construction activities, but mitigated this impact to a less-than-significant level. Significant and unavoidable cumulative impacts associated with prehistoric and historic resources were also identified, but were not mitigated to a less-than-significant level. However, project-specific impacts were considered mitigable. The grading and possible excavation associated with construction of the subject site could potentially disturb or damage prehistoric and historic resources; therefore, this impact is considered **potentially significant** unless mitigation is incorporated.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce any potential impacts to a *less-than-significant* level.

MM-15a: Prior to issuance of grading permits, the applicant/developer shall submit plans to the Development Services Department for review and approval which indicate (via notation on the improvement plans) that if subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, the applicant shall stop work 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.

MM-15b: If Native American archaeological, ethnographic, or spiritual resources are discovered, all identification and treatment shall be conducted by qualified archaeologists who are either certified by the Society of Professional Archaeologists (SOPA) or who meet the federal standards as stated in the Code of Federal Regulations (36 C.F.R.61), and Native American representatives who are approved by the local Native American community as scholars of their cultural traditions. In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. When historic archaeological site or historic architectural features are involved, all identification and treatment is to be carried out by historical archaeologists or architectural historians. These individuals shall meet either SOPA or 36 C.F.R 61 requirements. Identified cultural resources should be recorded on DPR 523 (A-J) historic resource recordation forms.

MM-15c: If human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission who shall notify the person it believes to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for re-interment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have been carried out.

Question E

The project site is vacant land historically used for agricultural purposes. Religious or sacred uses are not associated with the proposed project site. Therefore, the proposed project would have a ***less-than-significant*** impact on existing or sacred uses.

Findings

With the implementation of the mitigation measures assigned above, the proposed project would result in a ***less-than-significant*** impact to cultural resources.

Issues	Potentially Significant Impact	Potentially Significant 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?	■	■	X
b. Affect existing recreational opportunities?	■	■	X

Environmental Setting

The project site is located in the Robla community in the North Sacramento Planning Area as identified by the SGPU, and is bounded by Rio Linda Boulevard on the east and Claire Avenue on the south. The Leisure Vistas project includes approximately 22.57 acres of residential development, 2.79 acres of commercial development, and 5.48 net acres of proposed parks. The Statement of Intent outlines the following project features: walking trails, garden plots, recreation building, swimming pool, and putting greens.

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, B

The proposed project involves the construction of residences, and would thus directly result in a population increase, which would increase the demand and use of recreational facilities. The proposed project would contribute 5.48 net acres of proposed parks. As detailed in Section 11, Question D, of this Initial Study, the parklands dedicated by the Leisure Vistas project do not meet the State Quimby Act requirements. However, the remaining park obligation would be satisfied through in-lieu payments in conformance with City Code 16.64. Therefore, the proposed project is anticipated to have a **less-than-significant** impact upon the quality or quantity of recreational facilities.

Mitigation Measure(s)

Mitigation is not required.

Findings

The proposed project, with the included mitigation measures, would result in **less-than-significant** impacts to recreation facilities.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than Significant Impact
16. MANDATORY FINDINGS OF SIGNIFICANCE.			
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	■	■	X
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	■	■	X
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.)	■	■	X
D. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? Disturb paleontological resources?	■	■	X

Answers to Checklist Questions

Question A

As described in the biology and cultural resources discussion above, the proposed project could result in potentially significant adverse effects on the habitat of wildlife fish or wildlife species and could potentially eliminate important examples of the major periods of California history or prehistory with the included mitigation measure. However, the Initial Study prepared for this project mitigates the impacts associated with biological and cultural resources to a less-than-significant degree. Therefore, the cumulative impacts associated with this project would be ***less-than-significant***.

Mitigation Measure(s)

Mitigation is not required.

Question B

The proposed project would be consistent with the type of development in the North Sacramento Planning Area. In addition, the proposed project is anticipated in the North Sacramento Community Plan and would not impose cumulatively considerable impacts on the area; therefore, a ***less-than-significant*** cumulative impact would result.

Mitigation Measure(s)

Mitigation is not required.

Question C

The loss of prime agricultural land is considered a cumulatively considerable impact, both directly and indirectly. According to the SGPU EIR (D-40), approximately 9,700 acres of the 21,871 acres of vacant/agricultural land within the City of Sacramento that will be urbanized under the SGPU (most of which are located in North and South Natomas) meet the soil criteria for prime agricultural land. However, the project site does not meet the soil criteria for agricultural land. Additionally, development has already occurred to the immediate south and southeast of the project area, bringing the project into consistency with adjacent uses. In addition, under both the Sacramento General Plan and the North Sacramento Community Plan (NSCP), the project site has been identified for development, and the type and intensity of the proposed project would be consistent with the type and intensity anticipated by both the Sacramento General Plan as well as the North Sacramento Community Plan.

Other cumulative impacts may be identified in the categories of population growth, use of resources, demand for services, and physical changes to the natural environment. However, because the impacts associated with the project have been mitigated to a less-than-significant level in this Initial Study, the proposed project would result in a ***less-than-significant*** impact.

Mitigation Measure(s)

Mitigation is not required.

Question D

The proposed project would not have environmental effects, which would cause substantial adverse direct or indirect effects on human beings. In addition, mitigation is included in the cultural resources section to reduce impacts to paleontological resources to a less-than-significant level. Therefore, a ***less-than-significant*** impact would result.

Mitigation Measure(s)

Mitigation is not required.

Findings

The proposed project would result in ***less-than-significant*** cumulative impacts with the incorporation of mitigation measures identified in this Initial Study.

V. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

<input type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Hazards
<input type="checkbox"/> Population and Housing	<input checked="" type="checkbox"/> Noise
<input type="checkbox"/> Geological Problems	<input type="checkbox"/> Public Service
<input checked="" type="checkbox"/> Water	<input type="checkbox"/> Utilities
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Aesthetics, Light and 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 type="checkbox"/> Mandatory Findings of Significance
<input type="checkbox"/> None Identified	

VI. DETERMINATION

On the basis of this Initial Study:

- 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 revisions in the project have been made by or agreed to by the applicant. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a potentially-significant-impact or potentially significant impact unless mitigated on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

MITIGATION MONITORING PLAN

FOR:
LEISURE VISTAS (P99-094)

PREPARED BY:
CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL PLANNING SERVICES
ROCHELLE HALL
808-5914

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

DATE:
July 6, 2007

ADOPTED BY:
CITY OF SACRAMENTO
PLANNING COMMISSION

DATE:

ATTEST:

LEISURE VISTAS (P99-094) 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, 2101 Arena Blvd., Ste. 200, Sacramento, CA 95834, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name/File Number: LEISURE VISTAS (P99-094)

Owner/Developer/Applicant: Wayne Stoops
Capitol Eagle Investors
3616 Gold Creek
Sacramento, CA 95827

City of Sacramento Contact: Rochelle Hall, Assistant Planner
Environmental Planning Services
Development Services Dept
2101 Arena Blvd., Suite 200
Sacramento, CA 95834
Phone: (916) 808-5914

Project Location

The proposed project site is within an area that is included under the North Sacramento Community Plan (NSCP) and is bounded by Rio Linda to the east and Claire Avenue to the south (APN 226-0061-020 and APN 226-0061-028).

Project Components

The proposed project includes entitlements to develop 835 residential units, a park, and a Commercial or a Detention Basin on approximately 35.47 acres. Specific entitlements include:

- A. General Plan Amendment** of 35.47 acres from Low Density Residential, Medium Density Residential, Community/Neighborhood Commercial and Offices, and Park/Recreation/Open Space to 22.57 acres of Medium Density Residential, 2.79 acres of Community/Neighborhood Commercial and Offices, and 5.48 acres of Open Space;
- B. North Sacramento Community Plan Amendment** of 35.47 acres from Residential4-8 du/na, General Retail, Parks/Open Space, to 22.57 acres of Residential 11-29 du/na, 2.79 acres General Retail, and 5.48 acres of Parks/Open Space;

- C. **Rezone** from the existing designation to 22.57 acres of Multi-Family Residential PUD (R-2-PUD), 2.79 acres of General Commercial PUD (C-2-PUD), and 5.48 acres of Open Space (A-OS);
- D. **PUD Guidelines Amendment** to amend the Hansen Lakes PUD for Leisure Vistas development guidelines;
- E. **PUD Schematic Plan Amendment** for the Leisure Vistas Master Plan Layout; and
- F. **Tentative Master Parcel Map** to subdivide 35.47 acres into one 5.48 acre A-OS zoned parcel, one 2.79 acre C-2-PUD zoned parcel, and one 22.57 acre R-3-PUD zoned parcel.

SECTION 2: GENERAL INFORMATION

The Mitigation Monitoring Plan (MMP) includes mitigation for Water, Air Quality, Biological Resources, Noise, 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 within the MMP. The City of Sacramento, along with other applicable local, state or federal agencies, will be responsible for ensuring compliance.

**MITIGATION MONITORING PLAN
 LEISURE VISTAS**

Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
4. Water					
MM-1	The proposed project is located within a flood zone.	<i>Prior to issuance of any grading permits, in accordance with FEMA standards, all building pads within Flood Zone AE shall be designed to be at least one-foot above the 100-year flood plain or drainage release path (100-year flood elevation), whichever is greater. In addition, the applicant shall submit to the Sacramento Department of Utilities a LOMR obtained for the proposed project.</i>	Department of Utilities	Prior to issuance of a grading permit	
5. Air Quality					
MM-2	Particulate matter emissions (PM ₁₀) from project-associated construction activities.	<p><i>Prior to issuance of a grading permit, the applicant/developer shall incorporate the following measures into the construction contract documents, which shall be submitted for the review and approval of the City Engineer:</i></p> <ul style="list-style-type: none"> • <i>Strict compliance with SMAQMD's Rule 403 shall be written into construction contracts.</i> • <i>Water all construction areas at least twice daily.</i> • <i>Maintain at least two feet of freeboard (i.e. the minimum required space between the top of the load and</i> 	City Engineer	Prior to issuance of a grading permit	

MITIGATION MONITORING PLAN LEISURE VISTAS					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<ul style="list-style-type: none"> the top of the trailer). Water soil piles three times daily. 			
7. Biological Resources					
MM-3	The proposed project could result in adverse effects to special-status species.	<p>Any proposed tree removal shall be scheduled to avoid the nesting season, which extends from February through September. If demolition and construction cannot be scheduled to avoid the nesting season, prior to the issuance of grading permits, pre-construction surveys for nesting raptors shall be conducted by a qualified ornithologist or wildlife biologist to ensure that raptor nests are not disturbed during project implementation. A pre-construction survey shall be conducted no more than 14 days prior to the initiation of demolition/construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through September). During this survey, the qualified person shall inspect all trees in and immediately adjacent to the impact areas for raptor nests.</p> <p>If the above survey does not identify any</p>	Development Services Department	Prior to issuance of a grading permit	

MITIGATION MONITORING PLAN LEISURE VISTAS					
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		<p><i>nesting raptor species on the project site, further mitigation is not required. However, should any raptor species be found nesting on the project site, the following mitigation measures shall be implemented:</i></p> <p><i>a. Prior to the issuance of grading permits, the following mitigation measures shall be completed for the review and approval of CDFG. The project applicant, in consultation with CDFG, shall avoid all birds of prey nest sites located in the project site during the breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified raptor biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a nondisturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with CDFG. Highly visible temporary construction fencing shall delineate the buffer zone.</i></p>	<p>Development Services Department California Department of Fish and Game</p>	<p>Prior to the issuance of grading permits</p>	

MITIGATION MONITORING PLAN LEISURE VISTAS					
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		<p>b. If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after September 30th, or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.</p> <p>c. Prior to the issuance of grading permits, the project applicant shall consult with the City and the California Department of Fish and Game to determine the extent of mitigation necessary for the loss of Swainson's hawk foraging habitat. Specific replacement ratios and the location of the foraging habitat will be coordinated with, and approved by the California Department of Fish and Game.</p>	<p>Development Services Department</p> <p>Development Department and the California Department of Fish and Game</p>	<p>Prior to nest tree removal</p> <p>Prior to issuance of grading permits</p>	
MM-4	The proposed project may contain potential habitats for large branchiopods (fairy shrimp).	<p>Prior to the issuance of grading permits a City approved biologist shall conduct dry-season and wet-season sampling for vernal pool fairy shrimp (<i>Branchinecta lynchi</i>) and vernal pool tadpole shrimp (<i>Lepidurus packardii</i>), in accordance with the United States Fish and Wildlife Service Interim</p>	<p>Development Services Department</p> <p>USFWS</p> <p>ACOE</p>	<p>Prior to issuance of grading permits</p>	

MITIGATION MONITORING PLAN LEISURE VISTAS					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
MM-5	Impacts to "Heritage Trees."	<p>Survey Guidelines to Permittees for Recovery Permits under Section 10(a)(1)(A) of the Endangered Species Act for the Listed Vernal Pool Branchiopods. (1996)</p> <p>If special-status branchiopods are identified, the project applicant shall conduct mitigation identified by the USFWS and ACOE during Section 7 Consultation.</p> <p>Prior to the issuance of grading permits, the project proponent shall provide a site plan to the City Arborist that plots the trees and indicates whether the trees are proposed for removal, and identifies buildings, roads, and utilities to be installed and their proposed location relative to the existing trees. The Arborist shall review the plan and determine if the trees are acceptable for removal.</p>	City Arborist	Prior to issuance of grading permits	
MM-6	Impacts to "Heritage Trees."	<p>Prior to the issuance of grading permits, the project applicant, in consultation with the City Arborist, shall agree to a Heritage Tree Replacement Plan to mitigate impacts associated with project tree removal.</p> <p>Where practicable, post-construction re-vegetation will include re-establishment of native trees in the landscape plan. Replacement trees shall be in accordance</p>	City Arborist	Prior to issuance of grading permits	

MITIGATION MONITORING PLAN LEISURE VISTAS					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
MM-7	Impacts to "Heritage Trees."	<p>with Section 12.56.090 of the City of Sacramento Tree Ordinance. A Tree Replacement Plan shall be submitted to the City Arborist for review and approval.</p> <p>The project applicant shall retain, where feasible, all Heritage Trees as defined by the City of Sacramento. Where possible, the following measures shall be followed to protect trees identified for protection:</p> <ol style="list-style-type: none"> For trees within the project area that are designated for preservation, a circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area for each tree; Temporary protective fencing (chain link or other solid fencing type) shall be installed at least one foot outside the driplines of the protected trees prior to initiating construction in order to avoid damage to the tree canopies and root systems; Final Grading Plans shall show all protected trees, tree numbers, and each tree's protected dripline areas, and shall show the location of the 	Development Services Department	Prior to initiation of construction activities	

MITIGATION MONITORING PLAN
 LEISURE VISTAS

Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>required protective fencing; d. Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work in the area. All pruning shall be in accordance with American National Standards Institute (ANSI) A3000 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines;"</p> <p>e. No signs, ropes, cables (except those which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed;</p> <p>f. No grading (grade cuts or fills) shall be allowed within the driplines of Heritage trees;</p> <p>g. Where soil compaction occurs within the dripline of a Heritage tree, take measures to restore soil condition, aeration, and permeability to water;</p> <p>h. Drainage patterns on the site shall not be modified so that water collects</p>			

MITIGATION MONITORING PLAN LEISURE VISTAS					
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		<p>or stands within, or is diverted across, the dripline of any Heritage tree;</p> <p>i. No trenching shall be allowed within the dripline of Heritage trees. If it is absolutely necessary to install underground utilities within the dripline of a Heritage tree, the utility line shall be bored or jacked under the supervision of a certified arborist;</p> <p>j. The construction of impervious surfaces within the driplines of Heritage trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per City standard detail shall be installed under the supervision of a certified arborist;</p> <p>k. No sprinkler or irrigation system shall be installed in such a manner that it sprays water or requires trenching within the driplines of Heritage trees. An above ground drip irrigation system is recommended;</p> <p>l. During construction, normal watering frequency shall be</p>			

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		<p><i>maintained around Heritage trees;</i></p> <p><i>m. Landscaping beneath Heritage trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species that shall be planted within the driplines of Heritage trees are those that are tolerant of the natural semi-arid environment of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants;</i></p> <p><i>n. Weed control chemicals utilized prior to laying of new asphalt shall not be applied where they can leach into the dripline area of any tree;</i></p> <p><i>o. Clearing of weeds and debris from the protected dripline area shall be done by hand. Weedeaters shall be used to remove weeds and grasses so that the natural grades within protected dripline area will not be disturbed; and</i></p> <p><i>p. No storage of oil, fuel, concrete mix or any deleterious substance within the dripline of any Heritage tree.</i></p>			
MM-8	Impacts to wetlands.	<i>Prior to the issuance of grading permits, the project applicant shall acquire an Individual</i>	ACOE and the United State	Prior to the issuance of grading	

MITIGATION MONITORING PLAN LEISURE VISTAS					
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		<i>Permit from the ACOE. Mitigation requirements shall be coordinated with ACOE and the United States Fish and Wildlife Service (USFWS). Elimination of wetland habitats shall be mitigated at a 1 to 1 ratio (1 acre preserved/created for every 1 acre impacted) either through establishment of onsite wetland habitat, or by purchasing offsite credits from an ACOE approved wetland mitigation bank, or a combination of the two methods.</i>	Fish and Wildlife Service	permits	
MM-9	Impacts to wetlands.	<i>Prior to the issuance of grading permits, the project applicant shall acquire a Water Quality Certification (Section 401 Permit) from the Regional Water Quality Control Board.</i>	Regional Water Quality Control Board	Prior to issuance of grading permits	
MM-10	Impacts to wetlands	<i>Prior to the issuance of grading permits, the project applicant shall acquire from CDFG a Section 1602 Streambed Alteration Permit for impacts to the roadside ditch along Rio Linda Boulevard, and, if Alternative 2 of Option 2 is selected, for impacts associated with the new Robla Creek discharge point.</i>	California Department of Fish and Game	Prior to issuance of grading permits	
10. Noise					
MM-11	Short-term Construction-induced noise impact.	<i>Construction activities shall be scheduled to have the least impact on noise sensitive receptors in the area. Construction activity</i>	Department of Utilities	During construction activities	

MITIGATION MONITORING PLAN LEISURE VISTAS					
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MM-12	Long-term Traffic-related noise impacts.	<p>shall be scheduled to occur during the least noise sensitive hours, between 7:00 A.M. and 6:00 P.M. on weekdays and Saturdays, and 9:00 a.m. and 6:00 p.m. on Sundays, as set forth in the City's Noise Ordinance. Allowable hours for construction activities shall be noted on the Construction Plans for the project.</p> <p>In conjunction with the submittal of a site plan for residential development on Parcel 2, the applicant shall submit an acoustical assessment for review and approval of the City of Sacramento. The acoustical assessment shall demonstrate that exterior and interior spaces of the proposed residential areas of the project would not be subjected to noise levels in excess of the standards set forth in the Sacramento General Plan Noise Element. The acoustical assessment shall include measures that would ensure that acceptable noise levels are achieved for the residential areas. These may include incorporation of appropriate rated windows, air conditioning, buffer areas, etc.</p>	Development Services Department	In conjunction with submittal of site plan for residential development on Parcel 2.	
MM-13	Exposure of people to aircraft noise.	The project applicant shall retain a qualified acoustical consultant to determine necessary noise insulation design features needed to	Development Services Department	Prior to submittal of residential site plan(s).	

MITIGATION MONITORING PLAN LEISURE VISTAS					
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		<p>reduce interior sound levels from aircraft flyovers to 45 dB-Ldn and instantaneous maximum sound levels to 50 and 55 dBA respectively for bedrooms and other habitable rooms when elevations and building plans are being developed. If meeting these limits requires windows to be closed, a fresh air supply system shall be required. The following list of potential treatments may be incorporated into the building design to increase exterior to interior noise reduction:</p> <ul style="list-style-type: none"> • Minimize the extent of windows, glass sliding doors, vents, and other openings in building shell walls; • Install extra wall and ceiling insulation, additional wallboard material, and acoustical caulking when a substantial improvement in building shell sound transmission loss can be achieved; • Use acoustically rated glazing for windows and sliding doors; and, • Install airtight seals between windows or door frames and exterior walls. 			

MITIGATION MONITORING PLAN LEISURE VISTAS					
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		<p><i>Additionally, the acoustical consultant shall prepare a report that provides the following:</i></p> <ul style="list-style-type: none"> • <i>Information proving that residential structures have been designed to State limits for building type;</i> • <i>Information on the topographical relationship of noise sources and the structure;</i> • <i>Identification of noise sources and their characteristics;</i> • <i>Predicted noise spectra at the exterior of the proposed structure considering present and future land uses;</i> • <i>Basis for the prediction (measured or obtained from published data);</i> • <i>Noise attenuation measures to be applied;</i> • <i>Analysis of the noise insulation effectiveness of the proposed construction showing that the prescribed interior noise level requirements are met; and,</i> • <i>Analysis of noise barriers' effectiveness, showing that the prescribed exterior noise levels are met.</i> 			

MITIGATION MONITORING PLAN LEISURE VISTAS					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
14. Cultural Resources					
MM-15	The project site has the potential to contain buried archaeological or historic artifacts that are unknown to date.	<p><i>a: Prior to issuance of grading permits, the applicant/developer shall submit plans to the Development Services Department for review and approval which indicate (via notation on the improvement plans) that if subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, the applicant shall stop work 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.</i></p> <p><i>b: If Native American archaeological, ethnographic, or spiritual resources are discovered, all identification and treatment shall be conducted by qualified archaeologists who are either</i></p>	Development Services Department	Prior to issuance of grading permits	

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		<p>certified by the Society of Professional Archaeologists (SOPA) or who meet the federal standards as stated in the Code of Federal Regulations (36 C.F.R.61), and Native American representatives who are approved by the local Native American community as scholars of their cultural traditions. In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. When historic archaeological site or historic architectural features are involved, all identification and treatment is to be carried out by historical archaeologists or architectural historians. These individuals shall meet either SOPA or 36 C.F.R 61 requirements. Identified cultural resources should be recorded on DPR 523 (A-J) historic resource recordation forms.</p> <p>c: If human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the</p>			

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		<p><i>find and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission who shall notify the person it believes to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for re-interment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have been carried out</i></p>			